



Detail Property Inspection, Inc.

1125 E Broadway #236

Glendale, CA 91205

818-553-8198, 323-668-1676, 626-622-7802 www.detailinspect.com



Schedule Date : Thursday, June 25, 2026

Report # : M2606035

Client: Elise Connor

Address:

City/State/Zip:

Subject Property

333 N Mayflower Ave

Monrovia, CA 91016

Buyers

Agent : N/A

Office :

Address :

City/State/Zip :

Work Phone: -

Fax #: -

Sellers

Agent : Amy Ellis

Office : Coldwell Banker

Address :

City/State/Zip :

Work Phone: 626- 278-5838

Fax #: -

KEY TO THE INSPECTION REPORT

Report #: M2606035

This 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.

"APPEAR SERVICEABLE" 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 if applicable, will be noted 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 within the body of the report.

Please read the entire report for all items .

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.

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.

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

INSPECTOR : **Mike Owdeh - Chief Inspector**

Inspection Date: Jun/25/2026, Thursday

Start Time: 12:30 pm

Completion Time:

The weather condition at the time of inspection was

Approximate temperature during inspection

Property Information:

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

Approximate age of building: Stated by:

Approximate age of roof: 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.

SUMMARY

Report # : M2606035 Part 1

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

IMPORTANT NOTE - PLEASE READ: The Summary page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standard Of Practice, Limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or a real estate agent.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that might be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

Water damage at fascia board and soffits, refer to termite report. pic 12, 17, 18

Cracked chimney noted, recommend chimney inspection. pic 15

Old wood windows noted, recommend upgrades. pic 19

Missing screens at various windows and many are painted shut, recommend repair. pic 22 - 24

Rust noted at rear steel sliding door. pic 25

Broken sash cord at various windows. Recommend repair. pic 26

Cracked glass panel at south side window. pic 28

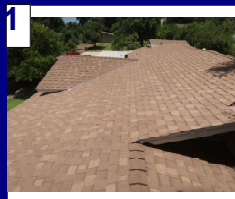
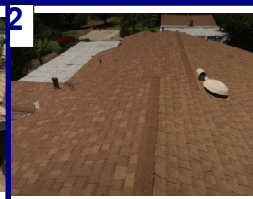
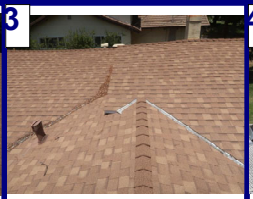
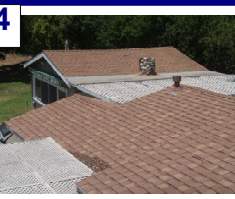
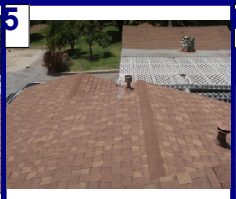
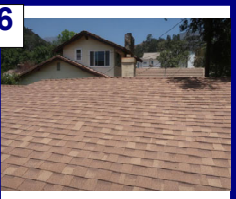
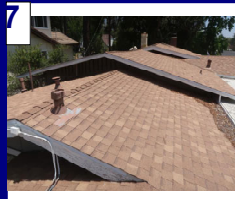
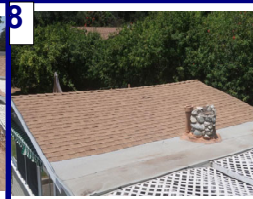
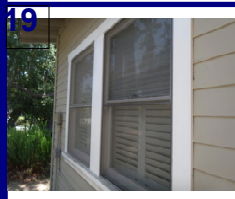
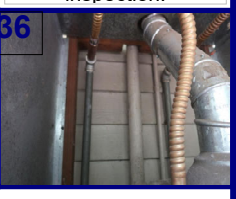
Missing sediment trap at water heater gas line, recommend to install. pic 35

Client: Elise Connor

Subject Property: 333 N Mayflower Ave

Schedule Date : Thursday, June 25, 2026

Monrovia, CA 91016

					
Main roof.	Main roof.	Main roof.	Main roof.	Main roof.	Main roof.
					
Main roof.	Main roof.	Patio cover A.	Patio cover A.	Exterior fireplace chimney not in use.	Water damage at fascia board and soffits, refer to termite
					
Floor furnace vent structure on roof.	Chimney and rain cap installed.	Cracked chimney noted, recommend chimney inspection.	Overhead electric service.	Water damage at fascia board and soffits, refer to termite	Water damage at fascia board and soffits, refer to termite
					
Old wood windows noted, recommend upgrades.	Sprinkler system noted, not in the scope of this inspection.	Gas meter at exterior.	Missing screens at various windows and many are painted shut.	Missing screens at various windows and many are painted	Missing screens at various windows and many are painted shut.
					
Rust noted at rear steel sliding door.	Broken sash cord at various windows. Recommend repair.	Proper grounding noted at various outlets.	Cracked glass panel at south side window.		Water softener noted, not in the scope of this inspection.
					
Galvanized plumbing noted at laundry.	Water heater at exterior enclosure strapped.	Water heater at exterior enclosure strapped.	40 gln water heater, 2012	Missing sediment trap at water heater gas line, recommend to	Galvanized plumbing noted at water heater.

SUMMARY

Report # : M2606035 Part 2

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

IMPORTANT NOTE - PLEASE READ: The Summary page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standard Of Practice, Limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or a real estate agent.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that might be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

Missing utility company seal at main panel, recommend to lock for safety. pic 5

Improper flex conduit type at exterior, recommend repair. pic 9, 10

Water damage at fascia board, refer to termite report. pic 13

Water damage at exterior walls wood siding. pic 15

Improper wiring noted at exterior light. pic 16

Exposed wiring at rear right corner, recommend protection. pic 17

Open ground noted at exterior outlet. pic 19

Cracked concrete steps and porch at front. pic 27 - 29

Exposed wiring at crawl space, recommend protection. pic 32

Stones foundation wall at north side. pic 33

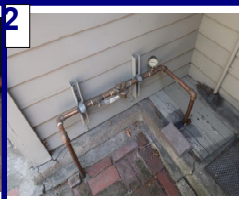
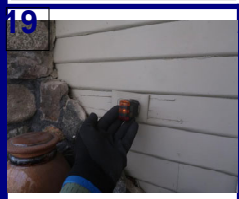
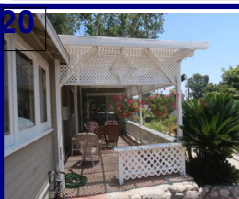
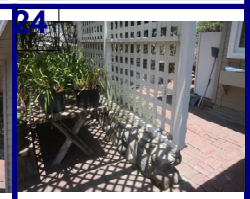
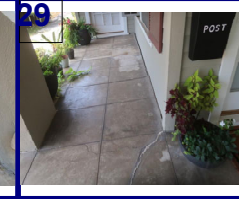
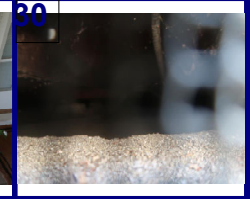
Very low clearance noted at crawl space. Unable to enter. Inspection limited. pic 34

Client: Elise Connor

Subject Property: 333 N Mayflower Ave

Schedule Date : Thursday, June 25, 2026

Monrovia, CA 91016

					
Water heater functional. 90 degrees.	Copper main water line and main water valve at north side.	Water pressure, 75 PSI.	Main panel at exterior.	Missing utility company seal at main panel, recommend to	Main panel labeled.
					
Main switch at main panel, 100 AMP.	Main panel.	Improper flex conduit type at exterior, recommend repair.	Improper flex conduit type at exterior, recommend repair.	Chain link fence noted.	Garage conversion / guest room at rear.
					
Water damage at fascia board, refer to termite report.	Sprinkler system noted, not in the scope of this inspection.	Water damage at exterior walls wood siding.	Improper wiring noted at exterior light.	Exposed wiring at rear right corner, recommend	Exterior fireplace unsafe. Not in use.
					
Open ground noted at exterior outlet.	Side patio.	Water damage at side patio, refer to termite report.	Water damage at side patio, refer to termite report.	Rear patio	Rear patio structure improperly supported, recommend repair.
					
Water damage at rear patio, refer to termite report.	Front porch	Cracked concrete steps and porch at front.	Cracked concrete steps and porch at front.	Cracked concrete steps and porch at front.	Crawl space.
					
Crawl space.	Exposed wiring at crawl space, recommend protection.	Stones foundation wall at north side.	Very low clearance noted at crawl space. Unable to enter.	Crawl space.	Crawl space.

SUMMARY

Report # : M2606035 Part 3

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

IMPORTANT NOTE - PLEASE READ: The Summary page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standard Of Practice, Limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or a real estate agent.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that might be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

Rear addition noted, check permits. pic 7

Improper stone piers noted and posts bearing poorly, recommend evaluation by foundation retrofitting contractor. pic 8 - 10

Loose toilet at guest bathroom, recommend repair. pic 14

Cracked glass panel at guest bathroom shower door. pic 16

Moderate restriction noted at guest bathroom shower head. pic 18

Broken sash cords at guest house windows. pic 20

Improper wiring at guest house. pic 23, 28

Missing hardware at guest house sliding windows, recommend to install. pic 24, 25

Missing heat at guest house, recommend to install. pic 26, 27

Tree planted at front, seller to disclose roots damage to main sewer line. If any, we recommend further video inspection. pic 29

Deterioration noted at asphalt driveway. pic 30

Corrosion noted at crawl space cast iron waste lines. pic 31, 33

Copper to galvanized contact noted at basement. Recommend repair. pic 32

Foundation appears retrofitted and bolted, check permits. pic 34

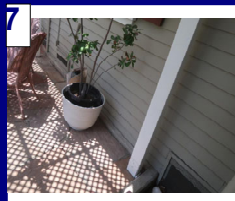
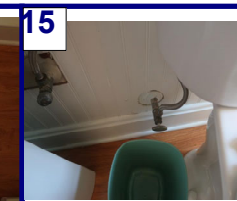
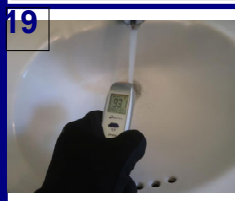
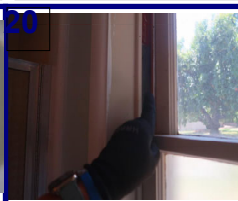
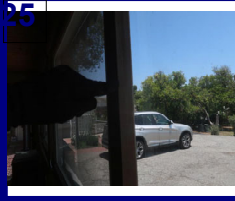
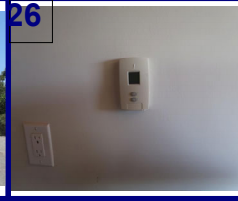
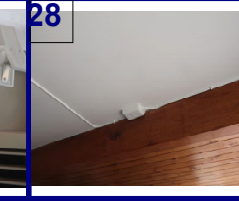
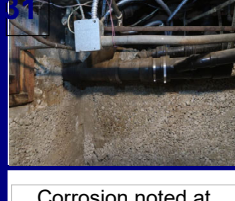
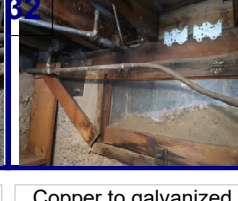
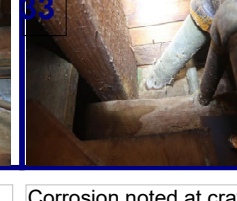
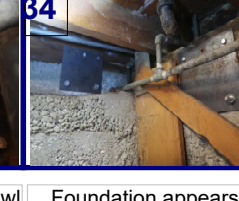
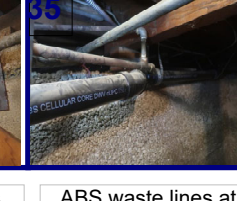
Copper water supply pipes at crawl space not supported properly, recommend repair. pic 36

Client: Elise Connor

Subject Property: 333 N Mayflower Ave

Schedule Date : Thursday, June 25, 2026

Monrovia, CA 91016

					
Crawl space.	Crawl space.	Crawl space.	Crawl space.	Cast iron waste line noted.	Bolted foundation noted.
					
Rear addition noted, check permits.	Improper stone piers noted and posts bearing poorly, recommend	Improper stone piers noted and posts bearing poorly, recommend	Improper stone piers noted and posts bearing poorly, recommend	Rear garage conversion.	Guest bathroom.
					
Proper grounding at guest bathroom.	Loose toilet at guest bathroom, recommend repair.	Galvanized plumbing noted at guest bathroom.	Cracked glass panel at guest bathroom shower door.	Shower pan noted, not tested for leaks	Moderate restriction noted at guest bathroom shower
					
Temperature at hot water, 94 degrees.	Broken sash cords at guest house windows.	Wood flooring noted.	Proper grounding noted at guest house.	Improper wiring at guest house.	Missing hardware at guest house sliding windows, recommend
					
Missing hardware at guest house sliding windows, recommend	Missing heat at guest house, recommend to install.	Missing heat at guest house, recommend to install.	Improper wiring at guest house.	Tree planted at front, seller to disclose roots damage to main sewer	Deterioration noted at asphalt driveway.
					
Corrosion noted at crawl space cast iron waste lines.	Copper to galvanized contact noted at basement. Recommend	Corrosion noted at crawl space cast iron waste lines.	Foundation appears retrofitted and bolted, check permits.	ABS waste lines at crawl space.	Copper water supply pipes at crawl space not supported properly.

SUMMARY

Report # : M2606035 Part 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

IMPORTANT NOTE - PLEASE READ: The Summary page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standard Of Practice, Limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or a real estate agent.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that might be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

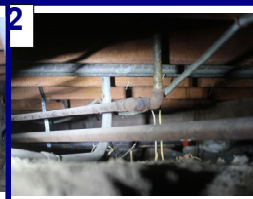
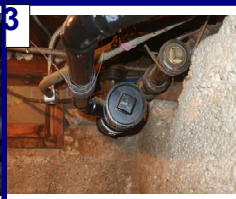
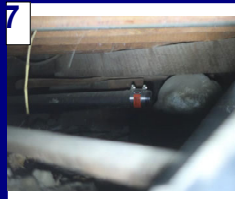
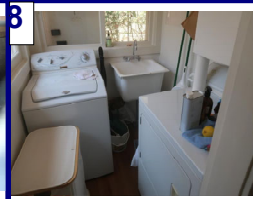
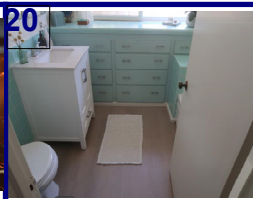
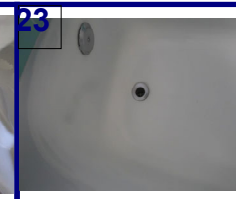
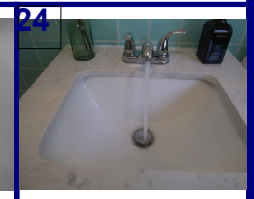
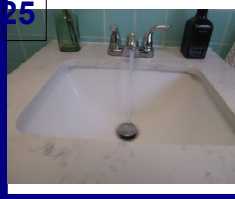
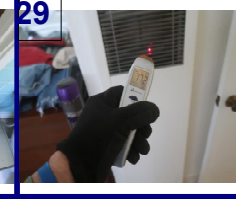
Major corrosion noted at crawl space galvanized gas lines. pic 2
Chimney appears old, recommend chimney inspection. pic 4
Wall furnaces appear old and not on for inspection, recommend safety evaluation by The Gas Company. pic 11, 29
Missing CO detector at rear hallway, recommend to install for safety. pic 12
Improper extension cord at kitchen. pic 17
Open ground noted at main bathroom outlet, recommend repair for safety. pic 21
Missing drain stopper at main bathroom tub. pic 23
Door does not latch at main bathroom, recommend repair. pic 27
Open ground noted at various outlets. pic 32
Open ground noted at front bathroom, recommend repair for safety. pic 35
Floor furnace old and unsafe. Recommend safety evaluation by The gas company. pic 36

Client: Elise Connor

Subject Property: 333 N Mayflower Ave

Schedule Date : Thursday, June 25, 2026

Monrovia, CA 91016

					
Crawl space.	Major corrosion noted at crawl space galvanized gas lines.	Sewer clean out at basement.	Chimney appears old, recommend chimney inspection.	Crawl space.	Crawl space.
					
Crawl space.	Laundry area.	Gas dryer option noted.	Water softener noted, not in the scope of this inspection.	Wall furnaces appear old and not on for inspection,	Missing CO detector at rear hallway, recommend to install
					
Window AC units appear serviceable.	Kitchen.	Kitchen.	Kitchen hood duct provided.	Improper extension cord at kitchen.	Stove functional.
					
Oven functional.	Main bathroom.	Open ground noted at main bathroom outlet, recommend repair for	Galvanized plumbing noted at main bathroom.	Missing drain stopper at main bathroom tub.	Minor restriction noted at main bathroom sink faucet.
					
Minor restriction noted at main bathroom sink faucet.	Temperature at hot water, 89 degrees.	Door does not latch at main bathroom, recommend repair.	Wood flooring noted.	Wall furnaces appear old and not on for inspection,	CO detector provided at hallway.
					
CO detector provided at hallway.	Open ground noted at various outlets.	Front bathroom.	Shower pan noted, not tested for leaks.	Open ground noted at front bathroom, recommend repair for	Floor furnace old and unsafe. Recommend safety evaluation by

SUMMARY

Report # : M2606035 Part 5

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

IMPORTANT NOTE - PLEASE READ: The Summary page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standard Of Practice, Limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or a real estate agent.

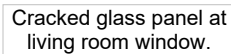
It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that might be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

Knob and tube wiring noted at attic, recommend evaluation for safety. pic 13
Cracked glass panel at living room window. pic 14

Report # : M2606035 Part 5

Subject Property: 333 N Mayflower Ave

Monrovia, CA 91016



--	--	--	--	--	--

--	--	--	--	--	--

--	--	--	--	--	--

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 ☐ N/A

- ☒ **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: **Deterioration noted at asphalt driveway. pic 30**

2 Sidewalks☐ N/A☒ Concrete☐ Brick☒ Paver / Tile☐ N/A

- ☒ **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: **Common cracks up to 1/4" were noted in the sidewalk at the time of the inspection.**

3 Retaining Walls☒ N/A

LOCATION(S):

☐ Concrete☐ Stucco☐ Block

- ☐ **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/ALOCATION(S): **Rear side**☒ Concrete☐ Brick☐ N/A

- ☒ **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* poor drainage*

Comments:

5 Patio Cover☐ N/ALOCATION(S): **Rear side**☐ 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 * unsecured ☒ Patio cover lacks proper foundation.
☒ Moisture at structure (2)(3) ☐ Wood appears

Comments:

6 Decks / Porch☐ N/A☐ WOOD☐ Waterproofed Coating☒ Concrete☐ N/ALOCATION(S): **A Front Side****B****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 ☐ Earth-to-wood contact (3) ☐ (A) ☐ (B) ☐ (C)
☐ Porch* ☐ Steps* ☐ Uneven*
☐ Screens* ☐ Panels* ☐ Unable to
☐ Railings are serviceable ☐ N/A ☐ Railing ☐ Railing of

Comments: **Cracked concrete steps and porch at front. pic 27 - 29**

7 Fences & Gates☐ N/A☐ NOT INSPECTED☐ Wood☒ Chain Link☐ Masonry & Wrought Iron

- ☐ **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: Concrete

Location: A Front

B

C

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

Comments:

9 Exterior Walls

☐ N/A

Structure: ☒ WOOD FRAME

Wall Covering is: Wood Siding

- ☐ **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 siding *
 ☐ Nailing defects *
 ☐

Comments: Water damage at exterior walls wood siding. pic 15

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,Fascia,Soffits

☐ N/A

☒ WOOD
☐ METAL
☐ VINYL
☐ N/A

- ☐ **Eaves, soffits, fascia & trim appears serviceable**
☐ Not Functional*
 ☐ Unsafe*
 ☐ Worn*
 ☐ Near end of lifespan*
☒ Moisture stains at soffits & fascia (2)(3)
 ☒ Not fully visible*
 ☐ N/A
☐ Flashings / Trim :
 ☐ Not visible at:

Comments: Refer to termite inspection report for further evaluation. Water damage at fascia board and soffits, refer to termite report. pic 12, 17, 18

11 Chimney(s)

☐ N/A

Location: A Living Room

B

C

D

Material: A Brick

B

C

D

☐ METAL FLUE
☐ WOOD FRAME

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

Comments: Cracked chimney noted, recommend chimney inspection. pic 15
 Chimney appears old, recommend chimney inspection. pic 4

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*
☐ Non operational (2)
☐ 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: The sprinkler system is not in the scope of this inspection. the system needs to be adjusted so spray does not hit structures,sidewalks,fences.

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 not anti-siphon type valve (5)

- ☐ **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: Recommend adding gutters and down spouts for proper drainage.

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 # : M2606035

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: Rear addition noted, check permits. pic 7

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 ☐
☒ Columns: ☐ Concrete ☐ Steel ☒ Wood ☐ Masonry Block ☐ Brick ☐ Not Visible*
☐ Entered crawl space ☐ No access* ☐ Partial access* ☒ Viewed from access opening only*
☐ Door ☒ Cover: ☐ Damaged* ☐ Missing* ☒ Crawlspace ☐ Basement not inspc'd clsly, inadq'te cln'ce*
Foundations: ☐ Visible ☒ Partially visible* ☐ Not visible at*
☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ No cracks found ☒ Retrofitting recommended. ☐ Further evaluation needed (1)
☐ No moisture present ☐ N/A ☐ Exposed footing*
☐ Unable to inspect
☒ Slab not visible due to Carpet and floor covering recommend further evaluation by removal of floor covering.
☐ Cracks ☐ Settlement

Ventilation: ☒ Serviceable ☐ N/A ☐ Vents

Comments: Very low clearance noted at crawl space. Unable to enter. Inspection limited. pic 34

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 ☐ N/A
Wood Frame: ☐ N/A ☒ CONVENTIONAL WOOD FRAMING ☐ TRUSS ☐ Other
☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Framing is ☐ Missing framing ☒ Moisture stains (2)(3)
☐ Damaged ☐ Missing ☐ Earth-to-wood contact (2) (3)
☐ Joists ☐ Beams ☒ Post ☒ Columns appear bearing poorly (2) ☐ Debris under house*
☐ Concrete floors: ☐ Evidence of
☒ Anchor bolts installed ☒ Shear panels installed
☐ Probing where deterioration is suspected revealed: ☐ Engineer recommended (1)
☐ Insulation
 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: Stones foundation wall at north side. pic 33 Improper stone piers noted and posts bearing poorly, recommend evaluation by foundation retrofitting contractor. pic 8 - 10 Foundation appears retrofitted and bolted, check permits. pic 34

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 Slope** **Second Roof N/A** **Third Roof N/A**
How inspected: ☒ Walked ☐ Viewed from ladder* ☐ Viewed from ground* ☐ With binoculars* ☒ Inspection is limited*
☐ Not fully visible due to: ☐ Height ☐ Weather ☐ Snow ☐ Type ☐ Debris ☐ N/A

19 Main Roof ☐ N/A **Roof Covering is:** **Asphalt Composition Shingle** # of layers: 1
☐ **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 shakes/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 stained / damage*
☐ 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)
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)
Comments: **The general condition of the roof appears to be in serviceable condition with signs of weathering and aging. We recommend regular maintenance and inspection.**

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* ☐ Alligating* ☐ 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: **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.* 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.

22 Exposed Flashings ☐ N/A ☒ **Flashings appears serviceable** ☐ N/A
☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☒ Not fully visible*
 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:

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.*

Detail Property Inspection, Inc.

Page 6 PLUMBING

Report # : M2606035

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: 1"** **Pressure: 75 PSI** ☐ AM ☒ PM
☐ Pressure is above 80 psi - recommend:
☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☒ Main valve location: **Rear of House** ☐ 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 & Galvanized***
☐ **Appear serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☒ Near end of lifespan* ☒ Not fully visible*
☒ Supply pipes show **moderate corrosion*** ☐ Leaking noted at:
☒ Water flow appears **to have moderate restriction*** ☐ Noise in pipes (2)
☒ Pipes lack support at: crawl space (2) ☐ Cross connection(s) present at: ☐ Evidence of
☒ Copper and galvanized pipe contact visible (2) Insulated : ☐ N/A ☐ Yes ☐ No
Comments: **Galvanized pipes have limited life, further evaluation is recommended.*(2) Copper to galvanized contact noted at basement. Recommend repair. pic 32 Copper water supply pipes at crawl space not supported properly, recommend repair. pic 36**

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 ☐ N/A **Waste lines are Cast Iron and ABS**
☐ **Appear serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☒ Waste pipes show **major corrosion*(2)** ☐ Pipes lack proper support at:
☐ Plumbing ☒ All vents/traps not fully visible* ☐ Leaking noted at:
☐ Insufficient fall for adequate drainage (2) ☐ Open waste line (2) ☐ Trap
Comments: **Tree planted at front, seller to disclose roots damage to main sewer line. If any, we recommend further video inspection. Corrosion noted at crawl space cast iron waste lines. pic 31, 33**

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 ☐ N/A **Shut Valve Location: Exterior** **Fuel type is Gas Meter**
☐ Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*
☐ **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: **Recommend to install a wrench and a seismic shutoff valve. Major corrosion noted at crawl space galvanized gas lines. pic 2**

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

27 Water Heaters ☐ N/A **Location A Exterior Enclosure** **Type Gas** **Capacity 40 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 ☐ Corrosion on pipes* ☐ Heater in garage is not on 18" raised platform* (5)
☐ Temperature Pressure Relief Valve ☐ Combustion air
☐ Insufficient clearance to combustible material (2) ☐ Pilot / system off -- could not inspect*
☐ Vent flue piping ☐ 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: **Missing sediment trap at water heater gas line, recommend to install. pic 35**

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.*

©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

28 Description ☐ N/A Location A Crawl Space Heating Type: Forced air Fuel Type: Natural gas	Approximate BTU's Unit A N/A Location B Interior Heating Type: Wall Fuel Type: Natural gas	Unit B Location C Interior Heating Type: Wall Fuel Type: Natural gas
--	--	--

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 ☐ N/A ☒ **Not inspected* due to Pilot not on*Unit BC**

☐ **System(s) appear serviceable** ☐ Did not respond to normal controls (2)
☐ Not Functional ☒ Unsafe ☒ Worn ☒ Near end of lifespan ☐ Damage ☐ Deterioration **Unit A,B&C ***
☒ System(s) **All Units** do not appear to have been serviced per manufacturer's instructions within the last year

Comments: **Missing heat at guest house, recommend to install. pic 26, 27 Wall furnaces appear old and not on for inspection, recommend safety evaluation by The Gas Company. pic 11, 29 Floor furnace old and unsafe. Recommend safety evaluation by The gas company. pic 36**

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 ☐ N/A ☐ Backventing (2) ☐ Unable to fully inspect vent pipe*

☒ **Appears serviceable** ☐ Damage (2) ☐ Not accessible*
☐ Vent lacks clearance from combustibles (2)(4) ☐ Improper vent rise
☐ Improper materials used for vent pipe ☐ Improper elbow angle
☐ Soot/Rust on ☐ Defective
☐ Vent terminates near window/opening (2)

Comments:

31 Combustion Air ☐ N/A ☐ Air supply

☒ **Appears serviceable** ☐ Damage* ☐ Deteriorated* ☐ Defects*
☐ Combustion and return air sources are too close or mixing (2)
☐ Recommend sealing platform at:

Comments:

32 Burners ☐ N/A ☒ Closed system / unable to inspect*

☐ **Burner flame appears typical** ☐ Unusual flame pattern (2)
☐ Rust flakes in burn chamber (2) ☐ Damaged ☐ Chamber

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 ☒ N/A **Type:**

☐ **Appears serviceable** ☐ Ducts:
☐ Register(s) ☐ Not fully visible* ☐ Low air volume (2)
☐ Zone valve did not operate ☐ Asbestos-like materials (4) ☐ Insulation
☐ Radiator inoperative (2) ☐ Circulating pump
☐ Leaks on radiator (2) ☐ Radiator cold (2) ☐ Convactor inoperative (2) ☐ Convactor cold (2)
☐ Leaks on convactor (2) ☐ Leaks on fitting (2)

Comments:

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed® I.T.A Copyright 1993/2000 by laboratory testing and is beyond the scope of this inspection.*

Detail Property Inspection, Inc.

Page 8 HEATING Continued & AIR COOLING Report # : M2606035

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** **Unit A***

☐ 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*

☐ No filter hold-down*

Comments:

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

36 Heating Notes ☐ N/A

☒ Recommend complete system evaluation (2) ☐ Unable to locate heat in all rooms*

☒ Suggest cleaning & servicing entire heating systems (2)

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

☐ High ☐ Low

☐ Condensate lines:

☐ Air leaks at:

☐ Fuel tank leak (2) (4)

☐ Undercut doors off carpet*

☐ Leakage at:

☐ Termination location:

Comments: Suggest cleaning and servicing the entire furnace. (2)

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 Interior

B

C

Type: **Window/Wall air conditioning**

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

☐ Leaking noted*

Comments:

☐ 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 level*

POWER: ☒ N/A ☐ 120 Volts

☐ 240 Volts

☐ **Electrical disconnect present** ☐ **Gas* (not inspected)**

☐ No electrical disconnect provided (2)

☐ Improper conduit (2)

☐ Proper grounding not provided (2)

☐ No conduit (2)

☐ Junction box ☐ Cover

☐ Heat pump auxiliary heat not functional(2)

CONDENSATE: ☒ N/A ☐ Condensate line installed

☐ Line not fully visible*

☐ Termination location:

☐ 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:

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

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	☐ N/A	☒ Overhead	☐ Underground	☒ Number of conductors	3
		☐ 120V*	☒ 240V ☒ 120V	☒ AMPS	100
				☐ AMPS NOT DETERMINED	

☒ **Appears serviceable** ☐ Defects* ☐ Deterioration* ☐ Unsafe* ☐ Near end of lifespan*
☐ Loose connections at ☐ Damaged connections at
☐ Frayed wires (2) ☐ Improper splices on main wires (2) ☐ Improper tap on main wires (2)
☐ Conductors too close to ☐ Wires touch trees* Contact utility company(4)
☒ **Ground present** ☐ Ground loose at: ☐ Ground
☐ Ground clamp not visible* ☐ Ground system not visible* ☐ More than six breakers with no main shutoff (2)
☐ Main disconnect inspected at: ☐ No drip loop on service wires (2)

Comments:

40 Main Panel	☐ N/A	#A - Location Exterior	☒ Panel rating	100	☐ Not verified
			☐ Power is off at main.No inspection performed* Recommend further evaluation*		

☒ **Appears serviceable** ☒ Defects* ☐ Deterioration* ☐ Unsafe* ☐ Near end of lifespan* ☐ Not accessible*

Comments: **Missing utility company seal at main panel, recommend to lock for safety. pic 5**

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	☐ N/A	☒ Service Wire: Copper	☒ Branch Wire: Copper
		☒ Wiring Methods: Metal Conduit	☒ Knob and Tube.*(2)

42 Sub-panel(s)	☒ N/A	#B-Location	#C-Location	#D-Location
		Panel >>	☐ is locked-could not inspect.* Further evaluation is needed*	
		Panel >>	☐ is inaccessible-could not inspect.* Further evaluation is needed*	

43 Panel Notes	☐ N/A	☒ Wiring Methods:	☒ Breakers	☐ Fuses	☐ Operational
-----------------------	------------------------------	---	--	--------------------------------	--------------------------------------

☐ Panel(s) appear(s) serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☐ Improper wiring at panel# (2): ☐ Breaker is off at panel #*:
☐ Two wires connected to one breaker at panel # (2): ☐ Signs of
☐ Overfusing fuse/breaker size too large for wire panel #(2): ☐ Aluminum wiring noted at the general 120volt circuits(2)
☐ Neutral and ground wires connected at sub-panel #(2): (Aluminum connections should be checked by a licensed electrician) *
☐ Direct tap ☐ Antioxidant not visible on aluminum wire connections*
☐ Panel bond is not provided for safety at panel #(2): ☐ Unprotected opening(s) in panel # (2):
☐ Missing 240 volt - split branch coupler(s) at panel #*: ☐ N/A
☐ Fused neutral wire(s) at panel # (2): ☐ Breakers ☐ Fuses
☐ Electrical system appears outdated by today's standards (2) ☐ Opening(s) dead front cover(s) at panel #*(2)(4):

Comments: **Improper wiring at guest house. pic 23 Improper extension cord at kitchen. pic 17 Open ground noted at main bathroom outlet, recommend repair for safety. pic 21 Open ground noted at various outlets. pic 32 Open ground noted at front bathroom, recommend repair for safety. pic 35 Knob and tube wiring at attic, recommend evaluation for safety. pic 13**

44 Wiring Notes	☐ N/A	☐ Sample of switches and outlets tested appear to be serviceable
		☐ Grounding and polarity of receptacles within 6' of plumbing fixtures

☐ **Appears serviceable (tested)** ☒ Furnishings prevent testing of all outlets and switches*
☒ Three prong outlets did not test properly grounded (2)(4) at: Various areas
☐ Reverse polarity (2)(4) at: ☐ Evidence of arcing (2)(4) at:
☐ Outlet not operational (2)(4) at: ☐ Light not operational *(2)(4) at:
☐ Outlets ☐ Switches ☐ Open neutral (2)(4) at:
☐ Not exterior rated ☐ Missing cover plates *(2)(4) at:
☒ Exposed wiring needs protection (2)(4) at: few areas ☐ Damaged cover plates *(2)(4) at:
☐ Box cover missing *(4) at: ☐ Exposed splices (2)(4) at:
☒ Improper wiring (2)(4) at: Exterior, Guest house ☒ Extension cord used as wiring (2)(4) at: Kitchen
☐ 'GFCI(s) responded to test ☐ 'GFCI' not operational (2)(4) at:
☒ 'GFCI', (a safety device for outlets near water) recommended at: (5) **All wet areas**
☐ Closet light is subject to damage at:* ☐ Closet light is subject to hazard at:*
☐ Doorbell ☐ Fixture missing* loose at

Comments: **Recommend evaluation and repairs by a licensed contractor. Improper flex conduit type at exterior, recommend repair. pic 9, 10 Improper wiring noted at exterior light. pic 16 Exposed wiring at rear right corner, recommend protection. pic 17 Open ground noted at exterior outlet. Exposed wiring at crawl space, recommend protection. pic 32**

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 not operational* ☐ Doorbell ☐ Door jamb not operational* ☐ Weather stripping damaged*
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* various areas
☐ Door(s) rub at: various areas ☐ Door stick at: various areas
☐ Damaged at: various areas ☐ Difficult to operate at:
☐ Tempered glass ☐ Not tempered (5) ☐ Unable to determine tempered glass*
☐ Tracks serviceable ☐ Deteriorated track(s) at: bedrooms ☒ Door won't latch at: main bathroom
☐ Screen doors not checked* ☐ Screens missing* at rear sliding door
Comments: Rust noted at rear steel sliding door. pic 25 Door does not latch at main bathroom, recommend repair. pic 27

48 Windows ☐ N/A **Type: Wood, double hung** ☐ Security bars present (not tested)
☐ **Sample tested appears serviceable** ☐ Window
☒ Window had broken sash cords at various areas ☒ Broken * Glass
☐ Window ☐ Stains* ☐ Damage*
☒ Screens few missing* various areas
Comments: Old wood windows noted, recommend upgrades. Missing screens at various windows and many are painted shut, recommend repair. pic 22 - 24 Broken sash cord at various windows. Recommend repair. pic 26

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 Living Room B C**
Type Masonry ☐ INSERT (have checked by removal*)
☒ **Fireplace(s) Unit A Needs evaluation** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☐ Fireplace(s) ☐ Fireplace(s)
☐ **Gas was operational** ☐ Gas at fireplace
☐ Gas at fireplace ☐ Gas at fireplace
☐ Fans/blowers 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.*

Page 11 INTERIOR Continued

Report # : M2606035

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

☐ N/A

- ☐ Interior stairs appear serviceable
☐ Stair handrails appear serviceable
☐ Wet bar faucet appears serviceable
☐ Counter appears serviceable
☐ Plumbing under sink serviceable

Ceiling fan(s) operational

- ☐ Uneven
☐ Railing is
☐ Faucet is not operational (2)
☐ Damage to
☐ Leaks (2)
☐ Central vacuum ☐ Security system

Fan (s)

- ☐ Stairway is
☐ Openings in rails too wide* (5)
☐ Faucet leaks (2) ☐ Hot/Cold reversed (4)
☐ Deterioration to
☐ Improper piping ☐ Icemaker not on
☐ Intercom ☐ N/A

Items installed but not inspected:

Comments: Cracked glass panel at guest bathroom shower door. pic 16 Broken sash cords at guest house windows. pic 20
 Missing hardware at guest house sliding windows, recommend to install. pic 24, 25 Cracked glass panel at living room
 window. pic 14 Cracked glass panel at south side window. pic 28

54 Smoke Detector

☐ N/A

Locations: A: Hall
 C:

B: Bedrooms
 D:

- ☒ Smoke detector test button responds ☒ A ☒ B ☐ C ☐ D ☐ Not tested* ☐ A ☐ B ☐ C ☐ D
☐ Did not respond to test button* ☐ A ☐ B ☐ C ☐ D ☐ None found (5) ☐ A ☐ B ☐ C ☐ D
☐ Couldn't test / no test button* ☐ Indicator light on ☒ Suggest additional detectors in appropriate locations* (5)

Comments: Missing CO detector at rear hallway, recommend to install for safety. pic 12

55 Laundry

☐ N/A

☐ Garage ☐ Basement ☒ Service Area ☐ Other

- ☒ Piping (water&waste) serviceable ☐ Unable to view / not tested* ☐ Damage* ☐ Deterioration* ☐ Door / jambs*
☒ Electrical outlet grounded (120 Volt) ☐ Unable to test* ☐ Ungrounded* ☐ Not operational (2) ☐ Miswired (2)
☐ 240 volt outlet operational ☐ Inoperative* ☒ No 240 outlet ☐ Not viewed* ☐ Not inspected*
☒ Gas piping appears serviceable ☐ N/A ☐ No gas provided ☐ Unable to view*
☒ Dryer venting provided ☐ Dryer venting not provided* ☐ Dryer vents into attic* ☐ Dryer vents into crawl space*
☐ Laundry sink serviceable ☒ N/A ☐ Damage on sink* ☐ Deterioration on sink* ☐ Sink is loose* ☐ Slow draining*
☐ Plumbing below sink serviceable ☐ Deterioration* ☐ Corrosion* ☐ Improper piping (2) ☐ Leaks (2)
☐ Faucet operational ☐ Deterioration* ☐ Corrosion* ☐ Faucet leaks (2) ☐ Hot/Cold reversed(4)

Comments:

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

56 Attic

☐ N/A

☒ Full ☐ Partial

Roof Frame: ☐ Truss ☒ Rafter Framing X

Ceiling Frame: ☐ Truss ☒ Joist Framing X

- How Inspected: ☒ Entered ☐ Access Location: Hall ☒ Inspection limited to view from access*
☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ No stains visible ☐ Small stains* ☐ Moderate stains (2) ☐ Major stains (2) ☐ Unable to determine leakage*
☐ Sagging framing (1)(2) ☐ Broken framing (1)(2) ☐ Truss(es) ☐ Framing appears undersized* (1)
☒ Vents provided ☐ None* ☐ Blocked* ☐ Minimal* ☐ Poor ventilation* ☐ Missing wind resistant straps(2)
☐ Power ventilator operational ☐ N/A ☐ Not inspected* ☐ Not operational* ☐ Screens
☐ Insulation Type: ☒ No insulation* ☐ Poor coverage* ☐ Compressed* ☐ Wrong side up*
 Approximate depth: ☐ Insulation covers
☐ Air/vapor retarder ☐ N/A ☐ Installed ☐ Vent pipe

Comments:

Ventilation

☒ N/A

☐ Appears serviceable at:

- ☐ Exhaust fan ☐ Exhaust fan

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

GARAGE / CARPORT: ☐ N/A ☒ Attached ☐ Detached ☐ Carport ☒ Conversion*

57 Floor ☐ N/A ☐ Appears serviceable ☐ Damage* ☐ Deterioration* ☐ Defects*

☐ No cracks found ☐ Not fully visible* ☐ Major cracks (1) ☐ Possible flammable material on floor*(4)
☐ Floor raised* ☐ Floor settled* ☐ Poor drainage* ☐ N/A

[Comments:](#)

58 Firewall / Ceiling ☒ N/A ☐ Not fully visible* ☐ Does not appear fire rated (4) ☐ N/A

☐ Appears serviceable ☐ Moisture stains* ☐ Damage* ☐ N/A
☐ Framing: ☐ Exterior: ☐ Holes* ☐ Damage* ☐ Missing wall covering*

[Comments:](#)

59 Ventilation ☒ N/A ☐ Appears serviceable ☐ Blocked* ☐ None*
☐ Screens ☐ Window

[Comments:](#)

60 Door To Interior ☒ N/A ☐ Solid ☐ Rated Door ☐ Hollow Core (Non-Fire Resistive)

☐ Appears serviceable ☐ Damaged* ☐ Deterioration* ☐ Pet door interrupts integrity of fire door (2)(4)
☐ Bad seal*(4) ☐ Enters in a Bedroom*(4) ☐ Door does not latch*(4) ☐ Door lacks threshold* ☐ Door lacks weatherstrip*
☐ Self closer operational ☐ N/A ☐ Closer non-operational* ☐ Closer missing* ☐ Closer needs adjustment*

[Comments:](#)

61 Exterior Door ☒ N/A ☐ Appears serviceable ☐ Damaged* ☐ Delaminated* ☐ Needs adjustment*

☐ Lock inoperative* ☐ Door jamb* ☐ Damaged door jamb* ☐ Door threshold* ☐ Damaged*
☐ Not inspected* ☐ Locked* ☐ Blocked* ☐ Rubs jamb*

[Comments:](#)

62 Vehicle Door(s) ☒ N/A ☐ Roll Up ☐ Tilt-Up ☐ Sliding ☐ N/A

☐ Appears serviceable ☐ Damage* ☐ Deterioration* ☐ Defects* ☐ Door / jambs* ☐ Moisture stained* ☐ Damaged*
☐ Tension rods loose* ☐ Door warped* ☐ Needs adjustment* ☐ Needs balancing* ☐ Hinges loose* ☐ Damaged*
☐ Safety springs installed ☐ Not safety type springs* (4)(5) ☐ Broken springs (2)(4) ☐ Broken safety wire(2)(4)
☐ Vehicle door(s) are locked - could not test* ☐ Rollers damaged(2) ☐ Tracks damaged(2)

[Comments:](#)

63 Automatic Opener ☒ N/A ☐ Non-operational* ☐ Opener / auto-reverse was not tested*

☐ Appears serviceable # of Units ☐ Unit ☐ Electronic sensor:
☐ Automatic reverse operated ☐ Automatic reverse did not operate (2)(4)(5) ☐ Not inspected*

[Comments:](#)

64 Electrical ☒ N/A ☐ Appears serviceable ☐ Damage / deterioration / defects* ☐ Not fully visible*

☐ Improper wiring (2)(4) ☐ Exposed wiring subject to damage *(4) ☐ Extension cords used as permanent wiring (2)(4)
☐ Outlets serviceable ☐ Open ground (2)(4) ☐ Reverse polarity (2)(4) ☐ Improper light fixture wiring (2)(4)
☐ Open splices (2)(4) ☐ Junction boxes missing covers*(4) ☐ 'GFCI' recommended(5) ☐ 'GFCI' defective(2)(4)
☐ Some outlet(s) are inaccessible* ☐ Outlet(s) not functional (2) ☐ Loose/damaged outlet(2) ☐ Loose/damaged cover*

[Comments:](#)

65 Comments ☒ N/A ☐ Moisture stains on garage ceiling* ☐ Moisture stains on garage wall*

☐ Occupants' belongings block view of entire garage-unable to fully inspect.* Do a careful check on your final walk-through.*

[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

66 Kitchen Sink(s)☐ N/A☐ Dishes block access to sink, could not inspect*

- ☒ Sink(s) appear(s) serviceable ☐ Minor wear ☐ Heavy wear* ☐ Chipped* ☐ Sink is loose* ☐ Slow draining*
☒ Recommend sealing at sink to counter connection* ☐ No hot water* ☐ Hot & cold water reversed*(4)
☒ Faucet serviceable ☐ Non-operational(2) ☐ Defective(2) ☐ Faucet: ☐ Spray wand defective*
☒ Plumbing under sink serviceable ☐ Pipes are ☐ Improper piping (2)
☒ Moisture stains below sink* ☐ Moisture damage below sink* ☒ Restricted view below sink*

67 Kitchen (general)☐ N/ACounters: ☒ Tile ☐ Laminate ☐☒ Not fully visible*

- ☒ Counters ☒ Floor ☒ Lights ☒ Appear serviceable ☐ Grout* ☐ Caulking* ☐ Handles*
☐ Doors ☐ Drawers ☐ Counter ☐ Other ☐ Minor* ☐ Moderate* ☐ Heavy wear* ☐ Cracks* ☐ Damage*
☐ Minor cracked tile(s)* ☐ Moderate damage* ☐ Heavy damage* ☐ Missing*
☒ Cabinets appear serviceable ☐ Minor wear ☐ Moderate damage* ☐ Heavy wear* ☐ Heavy damage*

[Comments:](#)**68 Disposal**☐ N/A☐ Dishes block access to sink and disposal, could not inspect* ☐ Not fully visible*

- ☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Non operational (2)
☐ Blades appear to be ☐ Unit makes unusual noise* ☐ Splash guard damaged* ☐ Not inspected*
☒ Wiring serviceable ☐ Improper wiring noted (2)(4) ☐ Loose wire clamp at disposal* ☐ Missing wire clamp at disposal*
☐ Switch is in a hazardous location (2)(4) ☐ Exposed wire splices (2)(4) ☐ Missing junction box cover(s)* ☐ Power off*

[Comments:](#)**69 Range / Cooktop**☐ N/A

of ovens: 1

☒ Gas☒ Electric☐ Combination☐ Electric Ignition

- ☒ Range / oven appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☐ Upper ☐ Lower ☐ Right ☐ Left ☐ Front ☐ Rear ☐ No inspection (power/gas off)*
☐ Free standing oven - not tested* ☐ Ranges / Cooktop not inspected*
☒ Oven door(s) appear(s) serviceable ☐ Lower ☐ Non operational (2)
☐ Door(s) gasket(s) appear(s) serviceable ☐ Damage noted* ☐ Door does not close properly* ☐ Cracked glass (2)
☐ Separate cooktop serviceable ☐ Not applicable ☐ Damaged gasket(s)* ☐ Clock not tested ☐ Appears non functional*
☐ Gas shutoff valve installed ☐ N/A ☐ Burner did not operate (2) ☐ Element did not operate (2)
☐ Gas shutoff valve not provided (2) ☐ Gas valve is not visible* ☒ Exhaust ventilation appears serviceable

[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☐ N/A☐ This Company Does Not Test Dishwashers☐ No test (power/water off)*

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Condition: door, liner & racks serviceable ☐ Rust at: ☐ Damage at:
☐ Soap dish inoperative* ☐ Washer arm appears frozen (2) ☐ Unit is not secured to cabinets*
☐ Door seals appear serviceable ☐ Deteriorated* ☐ Leaking (2) ☐ Door
DRAIN LINE INSTALLATION: ☐ Air gap device ☐ Hi-loop method ☐ Drain line is improperly installed (2)
☐ Air gap device ☐ None ☐ Improper* ☐ Leaking noted at drain lines ☐ 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☐ N/A☒ Special features not inspected*

- ☐ Trash compactor appears serviceable ☐ Non operational (2) ☐ No Key* ☐ Not inspected*
☐ Microwave appears serviceable ☐ Non operational (2) ☒ Not inspected*
☒ Other features/appliances present but not inspected include fridge

[Comments:](#)

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

Page14 BATHROOMS

Report # : M2606035

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 **Guest Bathroom** **B Main Bathroom** **C Front Bathroom** **D** **E**

72 Toilet ☐ N/A **Appears serviceable** ☐ A ☒ B ☒ C ☐ D ☐ E

Toilet loose at floor* ☒ A ☐ B ☐ C ☐ D ☐ E Loose toilet tank* ☐ A ☐ B ☐ C ☐ D ☐ E
 Recommend new wax seal (2) ☐ A ☐ B ☐ C ☐ D ☐ E Cracked Tank * ☐ A ☐ B ☐ C ☐ D ☐ E
 Water runs continually in tank* ☐ A ☐ B ☐ C ☐ D ☐ E Rust in Tank * ☐ A ☐ B ☐ C ☐ D ☐ E
 Does not flush properly* ☐ A ☐ B ☐ C ☐ D ☐ E Moisture around toilet (2) ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: Loose toilet at guest bathroom, recommend repair. pic 14

73 Sink ☐ N/A **Appears serviceable** ☒ A ☒ B ☒ C ☐ D ☐ E ☐ Hot & cold water reversed*(4)

Sink cracked* ☐ A ☐ B ☐ C ☐ D ☐ E Corrosion under sink* ☐ A ☐ B ☐ C ☐ D ☐ E
Faucet appears serviceable ☐ A ☐ B ☐ C ☐ D ☐ E
 Sink faucet leaks* ☐ A ☐ B ☐ C ☐ D ☐ E Corrosion at sink faucet* ☐ A ☐ B ☐ C ☐ D ☐ E
 Low water volume* ☐ A ☐ B ☐ C ☐ D ☐ E Corrosion on supply valve ☐ A ☐ B ☐ C ☐ D ☐ E
Drain appears serviceable ☐ A ☐ B ☐ C ☐ D ☐ E below sink*
 Slow draining* ☐ A ☐ B ☐ C ☐ D ☐ E Sink drain stopper non- ☐ A ☐ B ☐ C ☐ D ☐ E
 Rust / corroded drain line* ☐ A ☐ B ☐ C ☐ D ☐ E functional / missing*
 Leaking drain line (2) ☐ A ☐ B ☐ C ☐ D ☐ E Improper drain trap (2) ☐ A ☐ B ☐ C ☐ D ☐ E
Counter & cabinet ☐ A ☐ B ☐ C ☐ D ☐ E Restricted view below sink* ☐ A ☐ B ☐ C ☐ D ☐ E
Appears serviceable ☐ A ☐ B ☐ C ☐ D ☐ E
 Damage to counter* ☐ A ☐ B ☐ C ☐ D ☐ E Deterioration to cabinet* ☐ A ☐ B ☐ C ☐ D ☐ E
 Grout needed at counter* ☐ A ☐ B ☐ C ☐ D ☐ E Moisture damage below sink* ☐ A ☐ B ☐ C ☐ D ☐ E

Comments:

74 Vent / Heat ☒ N/A **Appears serviceable** ☐ A ☐ B ☐ C ☐ D ☐ E

Comments:

75 Bathtub ☐ N/A **Appears serviceable** ☐ A ☐ B ☐ C ☐ D ☐ E

Damage to tub* ☐ A ☐ B ☐ C ☐ D ☐ E Not applicable to this bathroom ☒ A ☐ B ☒ C ☐ D ☐ E
Faucet appears serviceable ☐ A ☐ B ☐ C ☐ D ☐ E Whirlpool not functional (2) ☐ A ☐ B ☐ C ☐ D ☐ E
 Hot & Cold water reversed(4) ☐ A ☐ B ☐ C ☐ D ☐ E
 Damage at faucet* ☐ A ☐ B ☐ C ☐ D ☐ E Whirlpool not tested(2) ☐ A ☐ B ☐ C ☐ D ☐ E
Drain appears serviceable ☐ A ☐ B ☐ C ☐ D ☐ E Drain stopper missing* ☐ A ☒ B ☐ C ☐ D ☐ E
 Slow draining at bathtub* ☐ A ☐ B ☐ C ☐ D ☐ E Caulking needed tub to floor* ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: Missing drain stopper at main bathroom tub. pic 23

76 Shower ☐ N/A **Appears serviceable** ☐ A ☒ B ☒ C ☐ D ☐ E

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

Comments: Shower pan noted at bathrooms, not inspected for leaks, seller to disclose/check termite report.
 Moderate restriction noted at guest bathroom shower head. pic 18



Detail Property Inspection, Inc.

1125 E. Broadway #236

Glendale, CA 91205

818-553-8198 323-668-1676, 626-622-7802 www.detailinspect.com

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.

Client:/Print: Elise Connor

E-mail:

Telephone Number:

Report #: M2606035

Subject Property

333 N Mayflower Ave

Monrovia, CA 91016

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Detail Property Inspection, Inc., (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

Initial Here _____

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

OUTSIDE SCOPE OF INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Specific components noted as being excluded on the individual systems inspection forms
- Private water or private sewage systems
- Mold, Mildew, odors or noise
- Proximity to railroad tracks or airplane routes
- Saunas, steam baths, or fixtures and equipment
- Boundaries, easements or lights of way
- Seismic safety, security or security bars and or safety equipment
- Sprinklers related systems, timer and components
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
- Water softener / purifier systems or solar heating systems
- Furnace heat exchangers, freestanding appliances, security alarms or personal property
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Permits, building code or zoning ordinance violations
- Geological stability or soils condition, wave action or hydrological stability, survey or testing
- Structural stability or engineering analysis
- Termites, pests or other wood destroying organisms, dry-rot or fungus, latent or concealed defects
- Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut-off valve and any gas leaks
- Unique/technically complex systems or components
- Any adverse condition that may affect the desirability of the property
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
- Building value appraisal or cost estimates
- Condition of detached buildings
- Pool or spas bodies and underground piping
- Inspection will not and is not intended to detect, identify, disclose, or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products.
- Items specifically noted as excluded in the inspection report

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION.

Page 1 of 2 Initial Here _____

Detail Property Inspection, Inc.

Contract continued

Client: _____

Report #: _____

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.

ARBITRATION: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. **CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT**

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other related costs.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIQUIDATED DAMAGES

It is understood and agreed by and between the parties hereto that the INSPECTOR/INSPECTION COMPANY is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the INSPECTOR/INSPECTION Company in the performance of the limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services and in case of failure to perform such services, and a resulting loss the INSPECTOR/INSPECTION COMPANY'S liability hereunder shall be limited and fixed in an amount equal to the inspection fee paid multiplied by two (2), or to the sum of five hundred dollars (\$500.00), whichever sum shall be less, as liquidated damages, and not as a penalty, and this liability shall be exclusive.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against the Inspector/Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.

This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever. This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

PERMITS

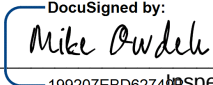
I/We have read understand and agree to all of the terms and conditions of this contract and agree to pay the fees listed below.

Signed: _____ Date: _____

ADDITIONAL SERVICES:

Signed: _____ Date: _____

INSPECTION FEE:

Signed:  _____ Date: _____
DocuSigned by:
199207EBD62748 Inspector

TOTAL INSPECTION FEES:

PAYMENT:

Page 2 of 2

© I.T.A. Copyright 1993/2002

DUE:



RESIDENTIAL HOME INSPECTION STANDARDS OF PRACTICE - Four or Fewer Units

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a home inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A. A home inspection is a noninvasive, visual survey and basic operation of the *systems* and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the *building(s)* to assist client in determining what *corrections* or *further evaluations* the Client should have *corrected*, evaluated or obtained estimates for repair prior to the release of contingencies.

B. A home inspection report provides written documentation of material defects discovered in the inspected *building's systems* and *components* which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report will include the Inspector's recommendations for *correction* or *further evaluation*.

C. All *corrections* or *further evaluations* need to be provided by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c).

D. Client should consider all available information when negotiating regarding the Property.

E. Inspections performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the primary *building* and its associated *primary parking structure*.

F. Cosmetic and aesthetic conditions shall not be considered.

Part II. Standards of Practice

A home inspection includes the *readily accessible systems* and *components*, or a *representative number* of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

Section 1 - Foundation and Under-floor Areas - Items to be inspected/reported:

1. Foundation
2. Floor framing
3. Under-floor ventilation
4. Foundation anchoring
5. Cripple wall bracing
6. Wood separation from soil
7. Insulation

Section 2 - Exterior - Items to be inspected/reported:

1. Surface grade directly adjacent to the *building*
2. Doors and windows
3. Attached decks, porch, and balconies
4. Stairways that are attached to the *building*, attached decks or porch
5. Wall cladding and trim
6. Portions of patios, walkways and driveways that are adjacent to the *buildings*
7. *Pool/spa drowning prevention safety features*, for the sole purpose of identifying which, if any, are present
8. *Pool/spa drowning prevention safety features*, for the sole purpose of identifying if less than two are present

Section 3 - Roof - Items to be inspected/reported:

1. Covering
2. Drainage
3. Flashings
4. Penetrations

5. Skylights

Section 4 - Attic Areas and Roof Framing - Items to be inspected/reported:

1. Framing
2. Ventilation
3. Insulation

Section 5 - Plumbing - Items to be inspected/reported:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets, toilets, sinks, tubs, and showers
4. Fuel gas piping
5. Water heaters

Section 6 - Electrical - Items to be inspected/reported:

1. *Service equipment*
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

Section 7 - HVAC - Items to be inspected/reported:

1. *Heating equipment*
2. *Central cooling equipment*
3. Energy source and connections
4. Combustion air
5. Exhaust vents
6. Condensate drainage
7. Conditioned air distribution *systems*

Section 8 - Interior - Items to be inspected/reported:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways
4. *Permanently installed* cabinets
5. *Permanently installed* cook-tops
6. Ovens
7. Cooktop exhaust vents
8. Dishwashers
9. Food waste disposals
10. Absence of smoke and carbon monoxide alarms
11. Vehicle doors and openers

Section 9 - Fireplaces and Chimneys - Items to be inspected/reported:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a home inspection:

1. *Determine* size, spacing, location, or adequacy of foundation bolting or bracing components or reinforcing systems
2. *Determine* the composition or energy rating of insulation materials.
3. *Inspect* door or window screens, shutters, awnings, or security bars
4. *Inspect* fences or gates or automated door or gate openers or their safety devices, except as required by applicable law
5. Use a ladder to inspect *systems* or *components*
6. Walk on the roof if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
7. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage
8. *Inspect* mechanical attic ventilation *systems* or *components*

9. Fill any fixture with water, inspect overflow drains or drain stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
10. *Inspect* or *evaluate* water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
11. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
12. *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks
13. *Inspect* wells, private water supply or water treatment *systems*
14. *Operate* circuit breakers
15. *Inspect* de-icing *systems* or *components*
16. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*
17. *Inspect* heat exchangers or electric heating elements
18. *Inspect* non-central air conditioning units or evaporative coolers
19. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
20. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
21. *Inspect* electronic air filtering or humidity control *systems* or *components*
22. *Determine* whether a *building* is secure from unauthorized entry
23. *Operate*, test or determine the type of smoke or carbon monoxide alarms
24. *Inspect* chimney interiors, fireplace inserts, seals, or gaskets. *Operate* any fireplace or *determine* if a fireplace can be safely used
25. Test vehicle door safety impact reversing devices
26. *Inspect* *systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed are not to be inspected
27. *Inspect* site improvements or amenities (i.e., accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains, landscape stairs...)
28. *Inspect* auxiliary features of appliances beyond the *appliance's* basic *function*
29. *Inspect* *systems* or *components*, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
30. *Inspect* common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
31. *Determine* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
32. *Determine* adequacy, efficiency, suitability, quality, age, marketability or advisability of purchase or remaining life of any *building*, *system*, or *component*.
33. Conduct structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
34. *Evaluate* acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
35. Report Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood.
36. *Inspect* or identification for the presence of animals or animal activity
37. *Evaluate* risks associated with events or conditions of nature including (i.e., geological, seismic, wildfire, flood...)
38. *Conduct* any water testing or *determine* leakage in any body of water (i.e., shower pans, water features...)
39. *Determine* the integrity of hermetic seals or reflective coatings at multi-pane glazing
40. Differentiate between original construction or subsequent additions or modifications
41. Review or interpret information or reports from any third-party (i.e., permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, insurance requirements...)
42. Specify *correction* procedures or estimating cost to correct
43. *Inspect* communication, computer, security, or low-voltage, timer, sensor, or similarly controlled *systems* or *components*
44. *Evaluate* fire extinguishing and suppression systems and components or *determine* fire resistive qualities of materials or assemblies
45. *Inspect* elevators, lifts, and dumbwaiters
46. Lighting pilot lights or activating or *operate* any *system*, *component*, or *appliance* that is *shut down*, unsafe to operate, or does not respond to *normal user controls*
47. *Operate* shutoff valves or shutting down any *system* or *component*
48. Dismantle any *system*, structure or *component* or removing cover plates or access panels other than those provided for homeowner maintenance
49. Test, *operate* or *determine* if any *drowning prevention safety feature* is installed properly or is adequate, effective or meets ASTM standards

B. The Inspector may, at his or her discretion:

1. *Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice, as a courtesy to the Client, which may include an additional fee. Any such inspection shall comply with all other provisions of these Standards, as applicable.*
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation of conditions found in the report.

IV. Home Glossary of Terms

Note: All definitions apply to derivatives of these terms when italicized in the text.

Appears: When the *Inspector* observes an item or defect but, cannot determine the state or cause of the item or defect, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the *Inspectors'* expertise

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the *inspection* and its primary parking structure

Component: A part of a *system, appliance, fixture, or device*

Condition: Conspicuous state of being

Correction: The appropriate corrective action taken by the appropriate, competent, licensed and/or certified person (i.e., repair, replace, remove...)

Determine: Arrive at an opinion or conclusion

Device: A *component* designed to perform a particular task or *function*

Drowning Prevention Safety Features (as per CA Health and Safety Code 115992):

- 1 - *Isolation barrier*
- 2 - *Mesh barrier*
- 3 - *Pool/spa cover*
- 4 - Home exit alarms
- 5 - Self-closing and self-latching home doors
- 6 - *Pool/spa alarm*

Equipment: An *appliance, fixture, or device*

Evaluate: form an idea of the amount, number, or value of; assess

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system, component, or device*

Further Evaluation: a recommendation when the *Inspector* can not determine the state or cause, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the *Inspectors'* expertise

Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

Inspect: Refer to Part I, 'Definition and Scope', Paragraph A

Inspector: One who performs a home inspection

Isolation Barrier: The *barrier* around the *pool* area that isolates the *pool* area from the house

Mesh Barrier: The *barrier* around the *pool* area that isolates the *pool* area from the house of which any portion is made of mesh

Natural Barrier: A portion of the *barrier* that is not man-made (cliff, lake, boulder...)

Normal User Control: Switch or other *device* that activates a *system or component* and is provided for use by an occupant of a *building*

Operate: Cause a *system, appliance, fixture, or device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking Structure: A *building* for the purpose of vehicle storage associated with the primary *building*, which may be attached or detached. Only one *primary parking structure* may be designated as primary.

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A condition that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to function as a whole

Technically Exhaustive: Examination beyond the scope of a home *inspection*, which may require disassembly, specialized knowledge, specialized *equipment*, measuring, calculating, quantifying, specialized testing, exploratory probing, research, or analysis.