



HIGHLIGHTING...



8840 Duval Ln
Hemet, Calif.

PROUDLY SERVING BEAUTIFUL SOUTHERN CALIFORNIA

INVOICE NUMBER:

07142026001-9430

EXECUTIVE INSPECTIONS*An Independent & Certified, Residential & Commercial, Property Inspection Company*

Office (951) 443-0656

superspect@yahoo.com

www.executiveinspections.net

Date of Order 07/13/2026Ordered By ROBINOrder Taker REGGIE SR.Square Footage 1,861Inspection Fee's \$365.00*** Includes Pool ☐ and / or Spa ☐ Inspection

PROPERTY ADDRESS:

8840 DUVAL LANEHEMET, CALIFORNIAInspection Date 07/14/2026Inspection Time 10:30 AM*** Special
Instructions: _____Owner ROBIN FOURNIERAddress 8840 DUVAL LANECity HEMETTelephone (858) - 869 - 5110Inspector REGGIE IIPaid By ROBIN FOURNIER**Payment Method:** Zelle: Paid In Full ☒Credit Card Trans or Check # ☐ _____To Be Paid On Delivery or Mailed: ☐**Buyer Agent:**N/A

Company: _____

Address: _____

City: _____

Telephone: _____

Fax: _____

Listing Agent:N/A

Company: _____

Address: _____

City: _____

Telephone: _____

Fax: _____

Additional Information:VACANT ☐
OCCUPIED ☒
SEMI VACANT ☐
STAGED ☐**Property Type:**MODULAR ☐
SINGLE FAMILY ☒
UNITS () ☐
CONDO ☐
COMMERCIAL ☐**Utilities:**

	On	Off	Not Present
Water	☒	☐	☐
Gas	☒	☐	☐
Electric	☒	☐	☐
Propane	☐	☐	☒
Solar	☐	☐	☒

REPORT TYPE :EMAIL PDF ☒
MAILED HARD COPIES ☐
HAND WRITTEN (ON SITE) ☐
WALK THROUGH ☐

EXECUTIVE INSPECTIONS

Dear Valued Customer,

We like to congratulate you on your property purchase and thank you for choosing **EXECUTIVE INSPECTIONS** as your inspection company.

This report represents our company's professional and independent opinion of the conditions of readily accessible components observed during a limited-time inspection. This inspection was performed, where applicable, in a manner consistent with the standards of the home inspection industry, the terms and condition of the buyer inspection agreement and conditions noted in the inspection guidelines.

Inspection Guidelines:

The following is a list of the definitions and abbreviations that will be used in this report:

- | | |
|--------------------------------|--|
| A = Average | The item inspected is in need of no or minor repairs. Because of the age, design, and location of the home, we might find some hairline cracks on driveways or walls. We may hear squeaking on raised or second story floors, see paint peeling off, cracks on tiles, chipped bathtubs, or some cracks over windows and doors. |
| S. A. = Service Advised | The item inspected is in need of repair immediately or in the near future. We may find systems that are not operating, doors that are sticking at the frame, windows that are painted shut or a leaky faucet. Items marked Service advisable may need to be looked at by a licensed professional in that field. |
| N. A. = Not Applicable | These items on the inspection report did not pertain to the home inspected |
| O = Operational | System or component is operational |
| N = Non Operational | System or component is not operational |

***While due care was exercised in the performance of the indicated services, the Company neither makes representation nor guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report, including any attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer or close of escrow.

Information contained herein was prepared exclusively for the named client and their authorized representative. This inspection report was prepared in a format requested by the named client. Accordingly, the report may not cover all potential areas of concern a third party may have. This report is transferable only with the consent of the named client and such transfer does not imply any warranty or guarantee regarding the report by the inspection firm.

If you have any questions regarding this report please call our **Customer Service Department (951) 443 - 0656.**

EXECUTIVE INSPECTIONS REPORT

GROUND

Operational /
Non Operational

SERVICE ADVISED: RECOMMEND TIGHTENING
PATIO COVER ANCHOR BOLTS AT CONNECTION TO
HOUSE SHOWING THREADS.



DRIVEWAY

O N
☒ ☐

☐ Not Fully Visible

☐ Asphalt ☒ Concrete ☐ _____
☐ Cracks Present ☐ Sealant Advised ☐ Surfaced Raised / Settled
☐ Major Cracks Present ☐ Repairs: _____

WALKWAYS

O N
☒ ☐

☐ Not Fully Visible

☐ Not Present

☐ Asphalt ☒ Concrete ☐ _____
☒ Cracks Present ☐ Trip Hazards
☐ Recommend Repairs ☐ Surfaced Raised / Settled

RETAINING WALLS

O N
☐ ☐

☒ Not Present

☐ Recommend Evaluation By A Licensed Contractor Due To: _____

☐ Location: _____
☐ Masonry ☐ Concrete ☐ _____
☐ Cracks Present ☐ Moisture Penetration Present

PORCH / DECKS

O N
☒ ☐

☐ Not Present

☒ Location: FRONT & REAR ENTRY
☐ Brick ☒ Concrete ☐ Wood ☐ _____
☒ Cracks Present ☐ Railing: ☐ Loose Sections ☐ Oversized Openings

PATIO

O N
☒ ☐

☒ Not Fully Visible

☐ Patio surface was raised or settled at time of inspection, recommend evaluation by a Licensed Contractor

COVER

☒ ☐

☐ Not Present

☐ Not Present ☒ Location: BACKYARD
☐ Brick ☒ Concrete ☐ _____
☒ Cracks Present ☐ Railing: ☐ Loose Sections ☐ Oversized Openings
☐ Moisture Stains Noted ☒ Attachment To House Needs Attention
☒ Patio cover: IS ALUMINUM TYPE MATERIAL

FENCES / GATES

O N
☒ ☐

☒ Not Fully Visible

☐ Masonry ☒ Wrought Iron ☒ Wood ☐ Chain Link ☐ Vinyl Type
☒ Boards: ☒ Worn ☐ Loose ☐ In Need Of Repairs
☐ Wrought Iron: ☐ Rusted ☐ Loose ☐ In Need Of Repairs
☐ Masonry: ☐ Cracked / Separating ☐ Missing / Loose Caps Noted
☐ Chain Link: ☐ Missing Support Poles ☐ Needs Repairs
☐ Gate (s) Need: ☐ Hinges Repair ☐ Latch Repair ☐ Replacement ☐ Self Closing Hinge (s)
☐ Vegetation Overgrowth Noted On Sections Fencing At Time Of Inspection

Please Note:

1. Malibu lights and intercom systems are not part of inspection.
2. If the property is furnished and / or occupied at the time of our inspection, the inaccessible portions of the property is not considered and is, therefore, not part of inspection.

EXECUTIVE INSPECTIONS REPORT

EXTERIOR

Operational /
Non Operational

RECOMMEND TOUCH UP SERVICE AT SOME WINDOW TRIM SHOWING
SIGNS OF WEAR (COSMETIC).

O N

EXTERIOR STAIRS

☐ ☐

☐ Location: _____

☒ Not Present

☐ Railing Appear: ☐ Loose ☐ Rusting ☐ Oversized Openings Noted

☐ Recommend Evaluation By A Licensed Contractor ☐ Repairs Recommended At: _____

O N

EXTERIOR WALLS

☒ ☐

☐ Masonry ☒ Wood Frame Wall Covering: STUCCO

☒ Cracks Present ☐ Soil Contact ☐ Vegetation to close to structure

☒ Not Fully Visible

☒ Wood Trim ☐ Brick ☐ Rock ☐ Siding ☒ Foam Trim ☐ _____

O N

TRIM, EAVES & FASCIA BOARDS

☒ ☐

☒ Wood ☐ Metal ☐ _____

☐ Worn ☐ Cracked Boards Noted ☐ Moisture Staining Present

☒ Not Fully Visible

*** Consult Termite Report @ Eaves, Fascia Boards & Wooden Siding ***

☐ Recommend Evaluation By A Licensed Contractor

O N

CHIMNEYS

☐ ☐

☐ Location (s): _____

☐ Brick ☐ Stucco ☐ _____

☐ Not Fully Visible

☐ Chimney Cap Cracked ☐ Smoke Staining Present At Cap

☒ Not Present

☐ Spark Arrester ☐ Present ☐ Not Present ☐ Rain cap ☐ Present ☐ Not Present

☐ Recommend Evaluation By A Licensed Contractor At: ☐ Cap ☐ Stack ☐ Flashing ☐ Grout

O N

GUTTERS & DOWNSPOUTS

☒ ☐

☒ Full ☐ Partial ☐ Not Present ☐ Missing Downspouts

☐ Remove Excess Debris ☐ Route Away From Structure

☐ The Addition of Gutters & Downspouts Could Aide Drainage

☐ Loose ☐ Damaged: ☐ Gutter ☐ Downspout _____

☐ System Needs: ☐ Repair ☐ Cleaning ☐ Install Review

☐ Not Fully Visible

*** Please Note: Gutters &
Downspouts are not water tested
for leakage or blockage ***

O N

Hose Faucets

☒ ☐

☐ Copper ☐ Galvanized ☒ BRASS

☐ Not Fully Visible

☐ Missing Handle (s) Noted ☐ Corrosion Present ☐ Rust Present

☐ Inoperative Handles Noted ☐ Broken Handles Noted

EXECUTIVE INSPECTIONS REPORT

Footing & Foundation

- ☐ Exterior Wall Vents Screens
Need Repair or Replacement
- ☐ Crawl Space Access Door
Needs Proper Installation

Type of Foundation:

Spread Foundation ☐

Pier's ☐

☐ Wooden ☐ Concrete ☐ Metal

Ventilation:

☐ Operational ☐ Not operational

Concrete Slab ☒

System

☒ Operational

Appears:

☐ In Need Of Service

☐ Crawl space ☐ Basement ☒ Build Up ☐ Not Entered Viewed From Access Due To: _____

House anchored or bolted to foundation: ☒ Yes ☐ No ☒ Not Fully Visible

- ☐ Unable to determine if house is anchored or bolted to foundation due to limited access
- ☐ Damaged Piers / Columns ☐ Moisture Damage Noted At Some Beams & Joists (See Termite Report)
- ☐ Evidence Of Repairs Present ☐ Shifting Noted At Piers ☐ Excess Debris Present
- ☐ Recommend Further Evaluation By A Licensed Structural Contractor

Comments:

WASTE SYSTEM: ☐ Cast Iron ☒ A.B.S ☐ _____

☒ Operational ☐ _____

☐ Pipes have: ☐ Corrosion ☐ Leakage ☐ Irregular Installation

☐ Uncapped Section Of Waste line Needs Service

*** Most Sections Of The Waste Line Piping, Vents and Caps Are Not Fully Accessible Or Visible ***

*** Advise Checking With Local Jurisdiction To Help Determine If The Waste System For This Property Is A City Sewer Service Or A Septic Tank Service, If Septic, Septic Tank System Certification Is Advised Before Close Of Escrow ***

***** A Sewer Line Scope
Can Help Further
Determine Condition Of
Waste Line Piping *****

GAS SERVICE:

☒ On ☐ Off ☐ Not Present ☒ Location EAST EXTERIOR

- ☐ Fuel System Not On For Inspection- Advise Utility Company
- ☐ Light And Test All Fuel Appliances
- ☐ Unable To Determine Location Of Gas Meter
- ☐ Noted on Pipes: ☐ Corrosion ☐ Rust
- ☐ Shut Off Valve: ☐ Not Present ☐ Missing Or Broken
- ☐ Sections Of Gas Line Piping Lack Proper Support
- ☐ Earthquake Gas Shut Off Valve Installation Recommend
- ☐ Due To Proximity To Vehicle Traffic, Advise Safety Bollard Installation (s) At Meter

Please Note:

Before your walk through, we recommend you to contact the Gas Company to check all gas appliances for leaks and/or other gas related problems, including cracks on the fire box. We make no representation or warranty on any gas related issues. Please call your local gas company. It is a FREE service that the gas company provides to you.

Comments:

EXECUTIVE INSPECTIONS REPORT

GARAGE

☐ Not Present

☒ Operational /
☐ Non Operational

Type Of Parking:

Attached

☒

Detached

☐

Carport

☐

Open Parking

☐

Overhead Door (s)

☒ O

☐ N

☒

☐

☐ Not Present ☐ Roll Up ☐ Sliding ☐ Tilt Up ☒ Sectional
☐ Needs Repair ☐ Damaged Bottom Seal ☐ Locked - Not Tested

Fire Door

☒

☐

☐ Not Present ☐ Solid ☐ Rated Door ☐ Not Fire Resistant
☐

Door To Exterior

☐

☐

☒ Not Present ☐ _____
☐ Damaged: _____ ☐ Recommend: _____

Automatic Opener

☒

☐

☐ Not Present Auto Reverse: ☒ Did Operate ☐ Did Not Operate
☐ Needs Repair Electronic Sensor is: ☒ Present ☐ Not Present

Ventilation

☒

☐

☐ Not Present ☐ Blocked ☒ Vent ☐ Window ☐ Unable To Determine

Floor

☒

☐

☒ Not Fully Visible ☒ Cracks Present ☐ Major Cracks Present
☐ Carpet Or Possible Flammable Material On Floor

Fire Wall

☒

☐

☐ Not Present

☐ Repair Is Advised ☒ Not Fully Visible
☐

Electrical

☒

☐

☐ G.F.C.I Recommended

☒ GFCI Outlet Is Present &
Operational

☐ Not Present ☐ Improper Wiring ☐ Exposed Splices
☐ Extension Cord Used As Permanent Wiring ☐ Faulty Outlet (s)
☐ Unprotected Wiring Noted ☐ Missing Cover Plates
☒ **Occupants Belongings and or Paneling Block Full View Of
Garage, Therefore Inspection Is Limited**

☐ Moisture Stains Noted At Walls

☐ Moisture Stains Noted At Ceilings

Comments: _____

☐ All High Voltage Romex Wiring (Under 8 Feet High) Should Have Protective Conduit

EXECUTIVE INSPECTIONS REPORT

WATER SERVICE

MAIN PIPE: ☐ Galvanized ☒ Copper ☐ PVC ☐ Other _____

☒ Operational Pressure: 40 ☐ _____

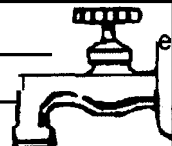
☒ Main Shut Off Valve Present and valve is: ☒ Operational ☐ Not Operational ☐ Broken

☐ Main Shut Off Is Not Present

SUPPLY LINES: ☐ Galvanized ☒ Copper ☐ _____

PIPES HAVE : ☐ Corrosion ☐ Rust ☐ Improper Connections - Copper To Galvanized Present

Main Shut Off Valve Is Present At: ☐ Front Yard ☐ Back Yard ☒ City Main ☒ GARAGE



Sprinkler System

☐ System Appears Maintained By Condo Association ☒ Operational

☒ Manually (Tested) ☐ Adjust Spray Away From Walls, Walkways & Fencing

☐ On Timer (Not Tested) ☐ Repair Is Advised _____

☐ Sprinkler Head Review Needed

WATER HEATER

☐ Dual Appliances Noted

Operational / Service Advised

O / S.A.

RECOMMEND ANNUAL MAINTENANCE (SEDIMENT FLUSH / DESCALE) TO HELP PROLONG TANKLESS APPLIANCE SERVICE LIFE.

Water Heater

☒ ☐

Gallons N/A Location INTERIOR CABINET B.T.U 180,000

Earthquake Strap

☐ ☐

☒ Not Present ☐ Loose ☐ Improperly Strapped

Pressure Relief Valve

☒ ☐

☐ Not Present Discharge Tube: ☒ IS PRESENT

Thermal Blanket

☐ ☐

☒ Not Present ☐ Covers Data Plate Info

☐ 18" Platform Mandatory

☐ Platform Repair Advised

Water Supply Piping

☒ ☐

☐ Leaks ☐ Corrosion

Shut Off Valve

☒ ☐

☒ For Gas ☒ For Water

Ventilation Pipe

☒ ☐

☐ _____

☐ Rust Flakes Noted in Chamber

☐ Burner Flame Appears Irregular

☐ Recommend Sediment Trap Installation On Gas Line

LAUNDRY

O / S.A.

O = Operational S.A. = Service Advised

Electric

☒ ☐

☒ 110 VOLT ☒ 220 VOLT SERVICE ADVISED: RECOMMEND DRYWALL TOUCH UPS FOR EVIDENCE OF WEAR AT PAST LEAKAGE (DRY)

Water

☒ ☐

☐ Faucets: ☐ Leakage ☐ Missing Handles ☐ Rusted / Corrosive

Drainage

☒ ☐

☐ Sink Is Present & Plumbing Under Sink Is: ☐ _____

Gas

Shut Off Valve: ☐ Present ☒ Not Visible

SERVICE ADVISED: RECOMMEND DRYWALL PATCH FOR WALL OPENING NEAR DRYER

Dryer Venting

☒ Present ☐ Not Present ☐ Improperly Installed ☒ Clean Regularly

Floor

☐ Concrete ☐ Wood Like ☒ Ceramic / Tiles ☐ Vinyl

*** We do not test laundry appliances ***

*** This PSI reading was measured outside of the property. Pressure inside the house may vary.

*** Waste piping & water lines that are not readily accessible can not be tested for leakage.

*** Some Sprinkler systems are not tested, if on timer... Check sprinkler system during final walk through.

EXECUTIVE INSPECTIONS REPORT

HEATING SYSTEM

Comments:

RECOMMEND CLEANING FOR EXCESS DEBRIS AT ATTIC CONDENSATE OVERFLOW PAN (CAN CLOG PVC DRAIN LINE).

Operational /
Not Operational

☐ Complete System Review By A Licensed Contractor is Advised

Heating System ☒ O ☐ N ☒ Central Furnace System ☐ Wall Unit ☐ Floor unit ☐ Electric ☐ Boiler

Energy Source ☒ O ☐ N ☒ Gas ☐ Electric ☐ Oil ☐ Wood/Coal ☐ Solar

Operating Controls ☒ O ☐ N ☒ Automatic ☐ Manual ☐ No Heating System Present

Condition ☒ O ☐ N ☐ _____

☐ Not Fully Visible ☐ Did Not Respond To Normal Controls

System appears: ☐ Worn ☐ Hazardous System location: ATTIC

Venting ☒ O ☐ N ☐ Not Inspected due to: _____

☐ None Present ☐ Vent Lacks Clearance From Combustible Materials ☐ Improper Material Used For Vent Piping ☐ Vent Terminates Near Bedroom Window ☐ Unable To Fully Inspect Vent Piping ☐ Vent Piping Appears Disconnected At Extension Or In Attic

Combustion Air ☒ O ☐ N ☐ Not Inspected due to: _____

☐ None Present ☐ Combustion & Return Air Mix too Closely Together ☐ Improve Heating Unit Seal To Platform ☐ Platform has signs of Deterioration / Damage ☐ Recommend Cleaning Register Box

Burner ☒ O ☐ N ☐ Not Inspected due to: _____

☐ None Present ☐ Rust Noted In Chamber ☐ Excess Dust Noted In Unit ☒ Chamber Not Fully Visible ☐ Closed System / Unable To Inspect ☐ Flex Gas Line Enters Appliance Housing - Hard Piping Advised

☒ Condensate Line: ☒ Appears Installed Properly ☒ Not Fully Visible ☐ _____

Ducts & Registers ☒ O ☐ N ☒ Not Fully Visible ☐ _____ ☐ Not Present

☒ Damage Noted ☐ Restricted Air Flow At: _____

Filter ☒ Present ☐ Not Present ☐ Replacement Needed ☒ Replace Regularly ☐ Missing Hold Down

☐ Recommend: _____

EXECUTIVE INSPECTIONS REPORT

AIR CONDITIONING SYSTEM

Comments: _____

Operational /
Not Operational

☐ Complete System Review By A Licensed Contractor is Advised

A /C System **O** ☒ **N** ☐ ☒ Central Cooling System ☐ Wall Unit ☐ Electric ☐ Other

Energy Source ☒ ☐ ☒ Electric ☐ Solar

Operating Controls ☒ ☐ ☒ Automatic ☐ Manual ☐ No Cooling System Present

Condition **O** ☒ **N** ☐ ☐ Not Inspected due to: _____

☐ Not Fully Visible ☐ Did Not Respond To Normal controls ☐ Check Refrigerant Level

System appears: ☐ Worn ☐ Hazardous System location: BACKYARD

Power: **O** ☒ **N** ☐ ☐ Not Inspected due to: _____

☒ 240 Volt ☐ 110 Volt ☐ N / A Conduit is ☐ loose/
☒ Electrical Disconnect is: ☒ Present ☐ Not Present damaged

Supply Lines **O** ☒ **N** ☐ ☐ Not Inspected due to: _____

☐ None Present ☒ Not Fully Visible

☒ Refrigerant Line: ☒ Installed Properly ☐ Not Installed Properly ☐ _____

☐ Leakage Noted On Supply Lines ☐ Ice Noted On Supply Lines ☐ Valve (s) Missing Mandatory Caps

A /C PAD: **O** ☐ **N** ☐ ☐ Not Inspected due to: _____

☒ None Present ☐ Damaged

☒ Unit Not Mounted To Pad

Maker: N/A Model Number: N/A Serial Number: N/A

☒ Data Plate Info is: ☐ Faded ☒ Not Fully Visible

SWAMP COOLER ☐ Present ☒ Not Present ☐ Operational ☐ Not Operational

_____ ☐ Operational ☐ Not Operational ☐ In Need Of Attention

☐ Recommend: _____

ELECTRICAL SYSTEM

Service to Main:

☒ UNDER GROUND

☐ Over Head

☐ 120 VOLT

☒ 240 VOLT

Operational /
Service
advised
O / S.A.

☒ MAIN DISCONNECT PRESENT AT PANEL

☐ MAIN DISCONNECT NOT PRESENT AT PANEL

☐ MAIN PANEL & BREAKERS SHOULD BE LABELED

Service Panel



240 Amp 200 Panel Rating EAST EXTERIOR (Location)

Circuit Protection



☐ Cartridge

☐ Fuse

☒ Breakers

G.F.C.I



Present



None

(Location)

Wiring

☒ Copper

☒ Aluminum

☐ Unable to fully
inspect

☐ Check height of
service wires to
main panel

☐ Service Wires
Touch Trees,
Contact Utility
Company

Ground

☒ Cable

☐ Bar

☐ Not Fully Visible

☐ Two wires to one neutral noted

☐ Recommend Outdoor Junction Box at: _____

☐ Improper wiring noted at: _____

☐ Extension cord used as wiring noted: _____

☐ Exposed splices noted at: _____

☐ Outlet

☐ Switch Not Operational

☐ Electrical System Appears Outdated By Todays Standards

☒ Lighting: IS OPERATIONAL

Breaker is: ☐ Off ☐ Faulty At Main Panel _____

☒ Sample of Switches and Outlets Appear
Operational

☒ Fill Opening (s) In Main Panel Cover To Help Protect Breakers

☐ Outlet (s) with Hot Neutrals
Reversed Or Open Grounds Noted

☐ Missing Cover Plate (s) Noted at: _____

☐ Charred / Burnt Outlet Noted At: _____

☐ Loose Switch / Outlet Noted: _____

☐ G. F. C. I Did Not Respond To Test at: _____

☐ Damaged Cover Plate Noted At: _____

☐ Damaged Outlet Noted At: _____

☐ Electrical Junction Box Recommended At: _____

☐ Junction Box Missing Cover At: _____

☐ Protective Conduit For Romex Wiring Under 8 feet High Recommended at: _____

☐ Highly Recommend Ground Fault Circuit Interrupter (GFCI) Outlets In All Wet Areas - Kitchen & Baths

☒ Furnishings and or Occupants belongings limit access to some outlets, switches and wiring

☐ Recommend Main Panel Maintenance By A Licensed Electrical Contractor

*** Solar Panel Systems, Low Voltage Wiring, Alarm Systems, Exterior or Malibu Lighting are NOT part of inspection ***
Notes:

ROOF

(NOT FULLY INSPECTED MEANS ROOF NOT WALKED ON)

☐ Rolled Tar / Asphalt ☐ Asphalt Shingle ☒ Concrete Tile / Clay ☐ Loose Rock ☐ _____

MAIN ROOF: Type : ☒ Gable ☐ A Frame ☐ Flat ☐ Sloped ☒ Hip

☒ AVERAGE _____

☒ Not fully inspected due to: ☒ TYPE _____

☒ Some Material Observed: ☐ Slipped ☒ Chipped ☐ Broken ☐ Damaged ☐ _____ Showing
☐ Being touched by trees ☐ Exposing Under Layer ☐ In Need of Service ☐ Covered with Debris Signs Of
☐ _____ ☐ Has skylight present, and feature is: ☐ Not Part Of Inspection Poor
Drainage

SECOND ROOF: Type : ☐ Gable ☐ A Frame ☐ Flat ☐ Sloped ☐ Corrugated Not Present ☒

☐ Rolled Tar / Asphalt ☐ Asphalt Shingle ☐ Concrete Tile / Clay ☐ Loose Rock ☐ _____

☐ _____

☐ Not fully inspected due to: ☐ _____

☐ Some Material Observed: ☐ Slipped ☐ Chipped ☐ Broken ☐ Damaged ☐ _____ Shows
☐ Being touched by trees ☐ Exposing Under Layer ☐ In Need Of Service ☐ Covered with Debris Signs Of
☐ _____ ☐ Has skylight present, and feature is: ☐ Not Part Of Inspection Poor
Drainage

THIRD ROOF: Type : ☐ Gable ☐ A Frame ☐ Flat ☐ Sloped ☐ Corrugated Not Present ☒

☐ Rolled Tar / Asphalt ☐ Asphalt Shingle ☐ Concrete Tile / Clay ☐ Loose Rock ☐ _____

☐ _____

☐ Not fully inspected due to: ☐ _____

☐ Some Material Observed: ☐ Slipped ☐ Chipped ☐ Broken ☐ Damaged ☐ _____ Shows
☐ Being touched by trees ☐ Exposing Under Layer ☐ In Need of Service ☐ Covered with Debris Signs Of
☐ _____ ☐ Has skylight present, and feature is: ☐ Not Part Of Inspection Poor
Drainage

Flashings / Vents: ☒ Operational ☐ Not Fully Visible ☐ Mastic Covered ☐ Missing Extension Noted

☐ None Present ☐ Lifting Flashings Present ☐ Loose / Missing Caps Noted ☐ Damage Present

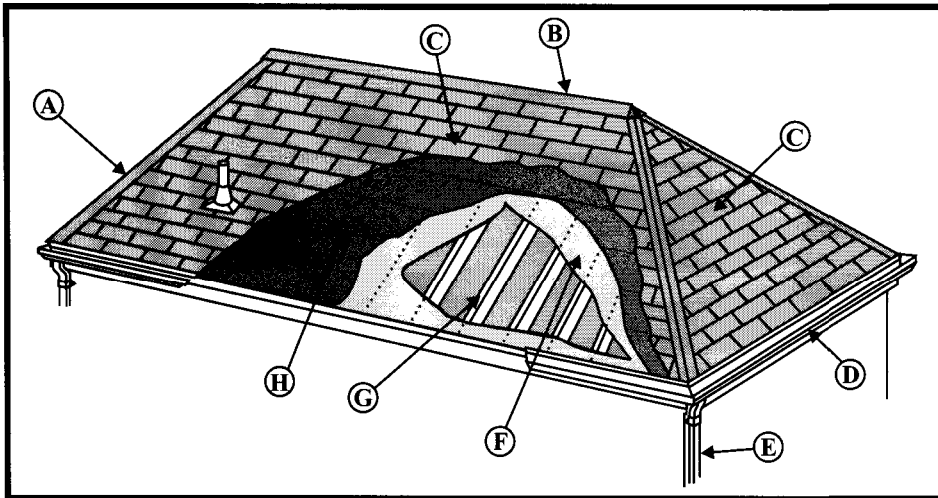
Overall Condition: ☒ AVERAGE _____

How Viewed: ☐ Walked ☐ Ladder ☐ Binoculars ☐ Upstairs Window ☒ Drone ☐ _____

Please Note: ☒ Inspection Limited By: ☐ Height ☒ Type ☐ Debris ☐ Trees ☐ Solar Panels ☐ Weather

1. To avoid damage, most tile roofs are not walked on. Tile roofs are inspected using drone, binoculars, ladder or interior windows, therefore inspection is limited. ***For In Depth Review Consult A Licensed Roofing Professional.***
2. This visual roof inspection is not a certification, a guarantee, or a warranty in regards to leakage or installation.
3. We do not represent ourselves to be a Roofing Contractor (s). Roofing material is not adjusted or remove for an in depth review - ***this is a visual assessment only.***

ROOF COMPONENTS



A - Hip

B - Ridge

C - Field

D - Gutter

E - Downspout

F - Roof Deck

G - Rafter

H - Underlayment

ASPHALT SHINGLES

Commonly called composition shingles, this material has a typical life expectancy of 12 to 25 years, depending on many factors. The number of roofs installed over existing shingles is limited to three and in some jurisdictions only two are allowed.

WOOD SHAKE & SHINGLES

Wood roofs will typically last 20 to 35 years depending upon the thickness and quality. Annual maintenance is required on wood roofs which consists of replacing the weather-damaged shakes. In some areas the constant moisture can cause the wood to deteriorate. Care against fire is advised.

CLAY & CONCRETE TILE

These materials are very durable and have anticipated life of 30 to 50 years. The tiles however are brittle and can be damaged, so the roof cannot be walked on. The inspection is very limited.

SLATE

Considered one of the longest lasting roofing materials, slate can endure 50 to more than 100 years. A very brittle and expensive roof, inspections are limited.

METAL & FIBROUS

Metal roofing comes in many forms from shingles to panels. Fibrous roofing is a mixture of various materials including cement and perlite.

BUILT- UP ROOFING

The surface covering is the distinguishing feature of this roof cover. Maintenance consisting of repairing any worn areas is required. Installed on low slopes, these roofs should be inspected annually due to the potential for poor drainage.

SINGLE- PLY

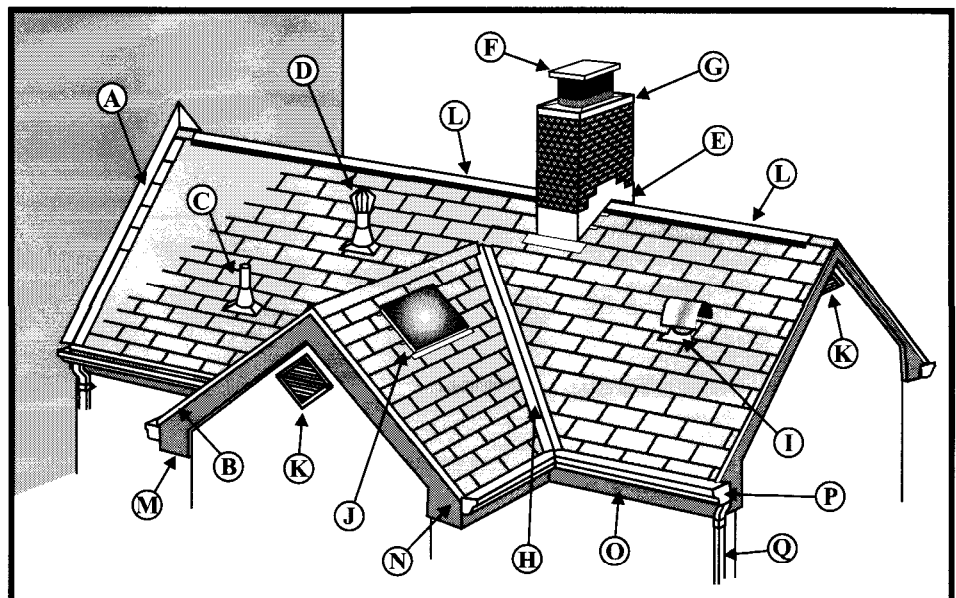
A relatively new roofing system, single ply membranes are gaining in popularity. The roof covering consists of large sheets of a rubber or PVC based compound.

FOAM

Polyurethane foam with elastomeric coating. This roof requires periodic re-coating to extend its service life.

EXPOSED FLASHINGS

- | | |
|----------------------|----------------|
| A - Wall Flashing | J - Skylight |
| B - Drip Edge | K - Gable Vent |
| C - Sewer Vent | L - Ridge Vent |
| D - Gas Vent | M - Soffits |
| E - Chimney Flashing | N - Eaves |
| F - Rain / Spark Cap | O - Fascia |
| G - Cement Cap | P - Gutters |
| H - Roof Valley | Q - Downspout |
| I - Exhaust Vent | |



EXECUTIVE INSPECTIONS REPORT

LIVING ROOM

Operational /
Non Operational

SERVICE ADVISED: RECOMMEND REPAIR FOR SECTIONS OF HAIRLINE CRACKING TILES.

	O	N	
<u>Switches</u>	☒	☐	_____
<u>Outlets</u>	☒	☐	_____
<u>Light Fixture</u>	☒	☐	☒ Ceiling Fan Present _____
<u>Doors</u>	☒	☐	☐ Wear Noted @ Panel (s), Jamb or Weatherstripping _____
<u>Windows</u>	☒	☐	_____
<u>A SA NA</u>			<u>A= Average SA= Service Advised NA= Not Applicable</u>
<u>Walls/Ceiling</u>	☒	☐	_____
<u>Trim</u>	☒	☐	_____
<u>Floor</u>	☐	☒	☐ Carpet ☐ Wood Like ☒ Ceramic / Tiles ☐ Vinyl
<u>Heating (register)</u>	☒ Present	☐ Not present	Smoke ☐ Detector ☒ Detector Not ☐ Not Working
<u>Fireplace</u>	☐ Present	☒ Not present	Smoke Present Present
☒ Furnishings and or occupants belongings impede access to some outlets, switches, walls and windows			

DINING AREA

Operational /
Non Operational

	O	N	
<u>Switches</u>	☒	☐	_____
<u>Outlets</u>	☒	☐	_____
<u>Light Fixture</u>	☒	☐	☐ Ceiling Fan Present _____
<u>Doors</u>	☐	☐	NOT PRESENT
<u>Windows</u>	☒	☐	_____
<u>A SA NA</u>			<u>A= Average SA= Service Advised NA= Not Applicable</u>
<u>Walls/Ceiling</u>	☒	☐	_____
<u>Trim</u>	☒	☐	_____
<u>Floor</u>	☒	☐	☐ Carpet ☐ Wood Like ☒ Ceramic / Tiles ☐ Vinyl
<u>Heating (register)</u>	☒ Present	☐ Not present	Smoke ☐ Detector ☒ Detector Not ☐ Not Working
<u>Fireplace</u>	☐ Present	☒ Not present	Smoke Present Present
☒ Furnishings and or occupants belongings impede access to some outlets, switches, walls and windows			

EXECUTIVE INSPECTIONS REPORT

FAMILY ROOM

(NEAREST TO FRONT ENTRY)

Operational /
Non Operational

	O N	
<u>Switches</u>	☒ ☐	_____
<u>Outlets</u>	☒ ☐	_____
<u>Light Fixture</u>	☒ ☐	☐ Ceiling Fan Present _____
<u>Doors</u>	☒ ☐	☐ Wear Noted @ Panel (s), Jamb or Weatherstripping <u>FRONT ENTRY</u>
<u>Windows</u>	☒ ☐	_____
	<u>A SA NA</u>	<u>A= Average SA= Service Advised NA= Not Applicable</u>
<u>Walls/Ceiling</u>	☒ ☐ ☐	_____
<u>Trim</u>	☒ ☐ ☐	_____
<u>Floor</u>	☒ ☐ ☐	☐ Carpet ☐ Wood Like ☒ Ceramic / Tiles ☐ Vinyl
<u>Heating (register)</u>	☒ Present ☐ Not present	Smoke ☒ Detector ☐ Detector Not ☐ Not Working
<u>Fireplace</u>	☐ Present ☒ Not present	Smoke Present ☐ Present
☒ Furnishings and or occupants belongings impede access to some outlets, switches, walls and windows		

BONUS ROOM

N/A NOT PRESENT

Operational /
Non Operational

	O N	
<u>Switches</u>	☐ ☐	_____
<u>Outlets</u>	☐ ☐	_____
<u>Light Fixture</u>	☐ ☐	☐ Ceiling Fan Present _____
<u>Doors</u>	☐ ☐	_____
<u>Windows</u>	☐ ☐	_____
	<u>A SA NA</u>	<u>A= Average SA= Service Advised NA= Not Applicable</u>
<u>Walls/Ceiling</u>	☐ ☐ ☐	_____
<u>Trim</u>	☐ ☐ ☐	_____
<u>Floor</u>	☐ ☐ ☐	☐ Carpet ☐ Wood Like ☐ Ceramic / Tiles ☐ Vinyl
<u>Heating (register)</u>	☐ Present ☐ Not present	Smoke ☐ Detector ☐ Detector Not ☐ Not Working
<u>Fireplace</u>	☐ Present ☐ Not present	Smoke Present ☐ Present
☐ Furnishings and or occupants belongings impede access to some outlets, switches, walls and windows		

EXECUTIVE INSPECTIONS REPORT

MASTER BEDROOM

(NEAREST TO LIVING ROOM)

Operational /
Non Operational

O N

Switches

☒ ☐

Outlet (s)

☒ ☐

Light Fixture (s)

☒ ☐

Door (s)

☒ ☐

Window (s)

☒ ☐

☒ Ceiling Fan Present

A SA NA

A= Average

SA= Service Advised

NA= Not Applicable

Walls / Ceilings

☒ ☐ ☐

Closet

☒ ☐ ☐

☐ Sliding Doors Present ☐ Mirrored ☒ Walk-in

Floor

☒ ☐ ☐

☐ Carpet ☒ Wood Like ☐ Ceramic / Tiles ☐ Vinyl

Heating (registers)

☒ Present

☐ Not present

Smoke Detector:

☒ Present

☐ Not present

☐ Not Working

☒ Furnishings and or Occupants belongings impede access to some outlets, switches, closets, walls and windows

BEDROOM # 2

(MIDDLE HALLWAY)

Operational /
Non Operational

O N

Switches

☒ ☐

Outlet (s)

☒ ☐

Light Fixture (s)

☒ ☐

☒ Ceiling Fan Present

Door (s)

☒ ☐

Window (s)

☒ ☐

A SA NA

A= Average

SA= Service Advised

NA= Not Applicable

Walls / Ceilings

☒ ☐ ☐

Closet

☒ ☐ ☐

☐ Sliding Doors Present ☐ Mirrored ☒ Walk-in

Floor

☒ ☐ ☐

☐ Carpet ☒ Wood Like ☐ Ceramic / Tiles ☐ Vinyl

Heating (registers)

☒ Present

☐ Not present

Smoke Detector:

☒ Present

☐ Not present

☐ Not Working

☒ Furnishings and or Occupants belongings impede access to some outlets, switches, closets, walls and windows

EXECUTIVE INSPECTIONS REPORT

BEDROOM # 3

Operational /
Non Operational

(NEAREST TO FRONT ENTRY)

O N

Switches

☒ ☐

Outlet (s)

☒ ☐

Light Fixture (s)

☒ ☐

Door (s)

☒ ☐

Window (s)

☒ ☐

☒ Ceiling Fan Present

A SA NA

A= Average

SA= Service Advised

NA= Not Applicable

Walls / Ceilings

☒ ☐ ☐

Closet

☐ ☐ ☒

☐ Sliding Doors Present ☐ Mirrored ☒ Not Present

Floor

☒ ☐ ☐

☐ Carpet ☒ Wood Like ☐ Ceramic / Tiles ☐ Vinyl

Heating (registers)

☒ Present

☐ Not present

Smoke Detector:

☒ Present

☐ Not present

☐ Not Working

☒ Furnishings and or Occupants belongings impede access to some outlets, switches, closets, walls and windows

BEDROOM # 4

Operational /
Non Operational

N/A NOT PRESENT

O N

Switches

☐ ☐

Outlet (s)

☐ ☐

Light Fixture (s)

☐ ☐

Door (s)

☐ ☐

Window (s)

☐ ☐

☐ Ceiling Fan Present

A SA NA

A= Average

SA= Service Advised

NA= Not Applicable

Walls / Ceilings

☐ ☐ ☐

Closet

☐ ☐ ☐

☐ Sliding Doors Present ☐ Mirrored ☐ Walk-in

Floor

☐ ☐ ☐

☐ Carpet ☐ Wood Like ☐ Ceramic / Tiles ☐ Vinyl

Heating (registers)

☐ Present

☐ Not present

Smoke Detector:

☐ Present

☐ Not present

☐ Not Working

☐ Furnishings and or Occupants belongings impede access to some outlets, switches, closets, walls and windows

EXECUTIVE INSPECTIONS REPORT									
MASTER BATHROOM		PLUMBER ADVISED: DUE TO LOOSE SINK STOPPER HANDLE, SLOW DRAINAGE AT LEFT SINK CORRUGATED DRAIN PIPE (KNOWN TO CLOG) AND TUB SHOWER DIVERTER NOT FULLY SEPARATING FLOW.							
Operational / Non Operational									
	O	N							
Switches	☒	☐							
Outlet (s)	☒	☐	_____ G.F.C.I Protected ☒ _____ Not Protected ☐						
Light Fixture (s)	☒	☐	_____						
Door (s)	☒	☐	☐ Recommend Stopper _____						
Exhaust Venting	☐	☐	☒ NOT PRESENT _____						
Window (s)	☒	☐	☐ None RECOMMEND WINDOW BALANCE REVIEW _____						
Toilet	☒	☐	☐ Loose To Floor ☐ Recommend Caulking Around Toilet ☐ Crack Present						
Tub Faucet	☒	☐	☐ Loose Fixture ☒ Leakage Noted ☐ Corrosion Noted ☐ Not Present						
Shower Faucet	☒	☐	☐ Loose Fixture ☐ Leakage Noted ☐ Corrosion Noted ☐ Not Present						
Sink Faucet	☒	☐	☐ Loose Fixture ☐ Leakage Noted ☐ Corrosion Noted ☒ Loose Stopper Handle						
A SA NA <u>A= Average</u> <u>SA= Service Advised</u> <u>NA= Not Applicable</u>									
Wall (s)	☒	☐	☐	_____					
Ceiling (s)	☒	☐	☐	_____					
Lower Trim	☒	☐	☐	_____					
Shower Enclosure	☒	☐	☐	☐ Unable to determine if glass is safety rated ☐ Recommend Caulking					
Traps & Drains	☐	☒	☐	☐ Leakage Noted ☒ Slow Drainage ☒ Restricted View ☐ Loose Pipes					
Tub	☒	☐	☐	☐ Caulking Advised At Tub Connection To: ☐ Wall ☐ Floor					
Counter Top / Sink	☒	☐	☐	☒ Dual Sinks ☐ Wear Present ☐ Recommend Caulking at Wall					
Cabinets	☒	☐	☐	☐ _____					
Floor	☒	☐	☐	☐ Carpet ☐ Wood Like ☒ Ceramic / Tiles ☐ Vinyl					
Heating (Registers)	☒	☐	☐	☒ Present ☐ Not Present ☐ Electric Wall Heater Present ☐ Not Operational					
Spa Tub / Bidet	☐	☒	☐	☐ Present ☒ Not Present ☐ System Is GFCI protected @ _____					

EXECUTIVE INSPECTIONS REPORT

BATHROOM # 2

**Operational /
Non Operational**

O N

Switches

☒ ☐

Outlet (s)

☒ ☐

Light Fixture (s)

☒ ☐

Door (s)

☒ ☐

Exhaust Venting

☒ ☐

Window (s)

☐ ☐

Toilet

☒ ☐

Tub Faucet

☐ ☐

Shower Faucet

☒ ☐

Sink Faucet

☒ ☐

G.F.C.I

Protected ☒
Not Protected ☐

☐ Recommend Stopper

☐

☒ None

☐ Loose To Floor ☐ Recommend Caulking Around Toilet ☐ Crack Present

☐ Loose Fixture ☐ Leakage Noted ☐ Corrosion Noted ☒ Not Present

☐ Loose Fixture ☐ Leakage Noted ☐ Corrosion Noted ☐ Not Present

☐ Loose Fixture ☐ Leakage Noted ☐ Corrosion Noted ☐ Replace Stopper

A SA NA

A= Average

SA= Service Advised

NA= Not Applicable

Wall (s)

☒ ☐ ☐

Ceiling (s)

☒ ☐ ☐

Lower Trim

☒ ☐ ☐

Shower Enclosure

☒ ☐ ☐

☐ Unable to determine if glass is safety rated ☐ Recommend Caulking

Traps & Drains

☒ ☐ ☐

☐ Leakage Noted ☐ Corrosion Noted ☐ Restricted View ☐ Loose Pipes

Tub

☐ ☐ ☒

☐ Caulking Advised At Tub Connection To: ☐ Wall ☐ Floor

Counter Top / Sink

☒ ☐ ☐

☐ Dual Sinks ☐ Wear Present ☐ Recommend Caulking at Wall

Cabinets

☒ ☐ ☐

☐

Floor

☒ ☐ ☐

☐ Carpet ☐ Wood Like ☒ Ceramic / Tiles ☐ Vinyl

Heating (Registers)

☒ Present

☐ Not Present

☐ Electric Wall Heater Present

☐ Not Operational

Spa Tub / Bidet

☐ Present

☒ Not Present

☐ System Is GFCI protected @

EXECUTIVE INSPECTIONS REPORT

KITCHEN

PLUMBER ADVISED: RECOMMEND CLEANING OR REPLACEMENT FOR DISHWASHER DRAIN LINE SHOWING EVIDENCE OF DEBRIS BUILD UP.

SINK: ☒ Operational ☐ Dishes Block Access, Inspection Limited ☐ Improve Caulking To Counter
☐ Light Wear ☐ Heavy Wear ☐ Chips Noted ☐ Slow To Drain ☐ Corrosion Noted

Faucet: ☐ Corrosion Noted ☐ Leakage Noted ☐ Needs To Be Sealed At Sink ☐ Spray Wand Present
☒ Operational ☐ Service Advised ☐ Loose To Base

Under Sink Plumbing: ☐ Corrosion Noted ☐ Leakage Noted ☐ Pipes Are: _____
☒ Operational ☐ _____ ☐ Household Items Impede Inspection
☐ Plumbing Repair Is Advised

OVEN / STOVE: ☒ Operational ☐ _____ needs attention ☐ Install Anti Tilt Bracket
☐ Service Is Advised ☐ Heavy Wear ☐ Door Gasket Damaged ☐ Corrosion Noted

Microwave: IS OPERATIONAL

Exhaust Venting: IS OPERATIONAL

DISPOSAL: ☐ IS OPERATIONAL ☐ _____ Wire Clamp _____
☐ Not Present ☐ Splash Guard Damaged / Missing ☐ Switch In Dangerous Location

DISHWASHER: ☐ Dishes Block Access, inspection limited ☐ Recommend Installation Review
☒ Operational ☐ Service Is Advised ☐ Heavy Wear ☐ Insulation damaged ☐ Switch In Hazardous Location
☐ Not Present ☐ Leaking Noted At Drains ☒ **Drain Line Showing Evidence of Debris Build Up**
☒ Air Gap Device is: ☐ Present ☒ Not Present ☐ Leaking Noted
☐ Not Operational ☐ Install Advised _____

CABINETS / DRAWERS: ☐ Not Present
☒ Operational ☐ Light Wear ☒ Some Wear ☐ Heavy Wear ☐ Loose Hinges / Knobs Noted
☐ Missing Handles Noted ☐ Peeling Paint Noted ☐ Missing Doors Noted ☐ Service Advised

COUNTER TOPS: ☒ Operational ☒ Restricted View Due To Occupants Belongings ☐ Caulking / Grout Advised At Counter Top
☐ Tile ☐ Laminate ☒ Granite ☐ Damage Noted ☐ Cracks Present ☐ Repair Is Advised

TRASH COMPACTOR: ☒ GFCI: ☐ Not Present ☒ Operational ☐ Not Functioning Properly
☒ Not Present ☐ Present ☐ Operational ☐ Not Operational ☐ Not Functioning Properly

FLOORS: ☒ Tile ☐ Laminate ☐ Wood Like ☐ Vinyl ☐ Carpet ☐ Damage Noted ☐ Crack / Chip Present

WINDOWS: ☐ Not Present ☒ Operational ☐ Not Functioning Properly ☐ Damaged / Missing Screens

Important Additional Information To Consider:

Please Note:

1. Corrugated vent lines are known to be a fire hazard.
2. Not all portable appliances are inspected.
3. We do not test water filtration systems and refrigerators.

EXECUTIVE INSPECTIONS REPORT

Attic, Insulation
&
Structural Framing

Comments:

☐ No Attic Present

*** Please Note, Foam Insulation Impedes Attic Wooden Framing & Ventilation Inspection ***

<u>Framing</u>	Average	☒	Service Advised	☐	☐ Damage Noted	☐ Moisture Stained	☐ Cracked	☐ Not Present
<u>Ceiling Joist</u>	Average	☒	Service Advised	☐	☐ Damage Noted	☐ Moisture Stained	☐ Cracked	☐
<u>Floor Joist</u>	Average	☐	Service Advised	☐	☐ Damage Noted	☐ Moisture Stained	☐ Cracked	☒
<u>Walls / Ceilings</u>	Average	☒	Service Advised	☐	☐ Damage Noted	☐ Moisture Stained	☐ Cracked	☐
<u>Girders</u>	Average	☐	Service Advised	☐	☐ Damage Noted	☐ Moisture Stained	☐ Cracked	☒
<u>Posts</u>	Average	☐	Service Advised	☐	☐ Damage Noted	☐ Moisture Stained	☐ Cracked	☒

Subject Property Overall
Structural Condition

Average ☒ Service Advised ☐

☐ Further Review Recommended

Please Note:

1. "Operational" and "Service Advised", will be used to indicate if sagging framing and/or cracks are detected.
2. We do not represent ourselves to be a **Structural Engineer**.
3. Insulation, storage items and debris limit our visual inspection for sagging, moisture stained or cracked framing, electrical wiring, water and / or gas supply lines.

**** This is a courtesy inspection only ****

O = Operational

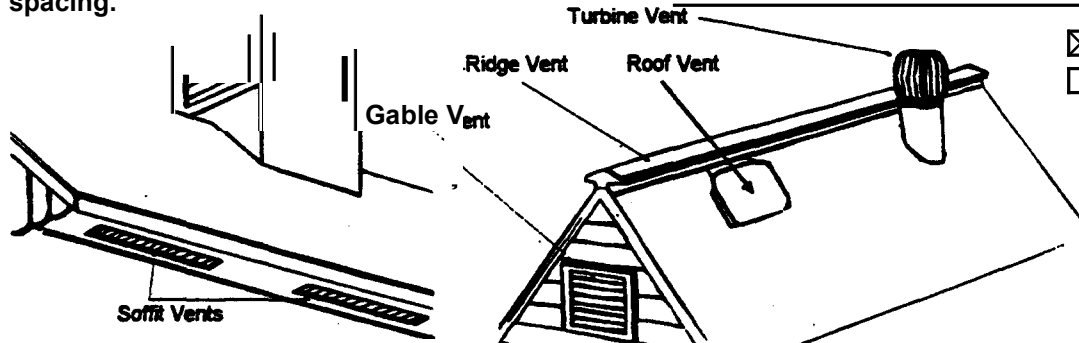
S.A. = Service Advised

N.P. = Not Present

<u>ATTIC</u>				<u>INSULATION</u>			<u>VENTILATION</u>	
	O	S.A.	N.P.	Operational	Worn	Not Visible		O N.P.
Attic	☒	☐	☐	Attic ☒	☐	☐	Garage Vent/Screens	☒ ☐
Attic Fan	☐	☐	☒	Wall ☐	☐	☒	Attic Vent/Screens	☒ ☐
				Floor ☐	☐	☒	Turbines	☐ ☒
				☐ Areas Of Inadequate Coverage Noted			Under house	☐ ☒

**** Some codes and practices vary, but typically you should consider 1 square foot of free vent area for every 142 square feet of attic spacing.

Notes:



- ☒ Heating Unit (s) Present
- ☐ Excess Debris Present
- ☐ Exposed Electrical Present
- ☐ Replace Damaged Access Door
- ☐ Replace Improper Access Door
- ☐ Asbestos Like Piping Noted

How Vents Work:

Vents provide an access between interior and exterior spaces. Their effectiveness depends on the movement of air whether natural breezes, fans or convective currents produced by warm rising air and being replaced by cooler air. The most effective natural vents use cross ventilation.

EXECUTIVE INSPECTIONS REPORT

**** For Informational Purposes Only ****

U.B.C. 1988, Section 1210.

Smoke Detectors.

1. General. Dwelling units, hotels or lodging house guest rooms that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturers instructions.

2. Additions, alterations or repairs to Group R Occupancies. When the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000.00 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies, smoke detectors shall be installed in accordance with Subsections 3, 4 and 5 of this section.

3. Power Source. in new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke detectors may be battery operated when installed in existing buildings, or in building without commercial power, or in buildings which undergo alterations, repairs, or additions regulated by Subsection 2 of this section.

4. Location within dwelling units. In dwelling units, detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detector shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

5. Location in efficiency dwelling units and hotels. In efficiency dwelling units, hotel suites and in hotel sleeping rooms, detectors shall be located on the ceiling or wall of the main room or hotel sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. When actuated, the detector shall

Fire & Safety

Smoke & Carbon Monoxide Detection Devices

- ☒ Operational ☐ Not Operational ☐ Missing Devices
☐ Install:
☐ Smoke Detectors
☐ Carbon Monoxide Detectors
☐ Some Devices Not Operational
☐ Advise Contractor Review

Security Alarm Systems Or Devices:

- ☐ Not Present
☒ Security system present - System is not part of inspection
☐ Due to pool / spa, advise pool alarm devices for ALL doors that grant access to pool / spa area

Safety Glass

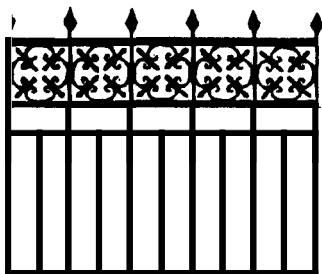
Yes ☒ None ☐

- ☒ Unable to determine if all glass is safety rated

Additional Important Information:

Building and Safety requires the use of special glass in sky lights, overhead windows, glass doors, shower enclosures, and windows within 18" of the floor. Local Codes usually specify one of the three types of glass; tempered, laminated or wired materials - single pane is not safety rated and should be upgraded.

• **Panic Hardware** is a door-latching assembly incorporating an unlatching device, the activating portion of which extends across at least one half the width of the door leaf on which it is installed. When installed, it shall comply with the requirements of U.B.C. Standard No. 334. The activating member shall be mounted at a height of not less than 30 inches nor more than 44 inches above the floor. The unlatching force shall not exceed 15 pounds when applied in the direction of exit travel.



Security Window Bar / Door Systems

- ☒ None ☐ Illegal (Self Releasing): Yes ☐ No ☐
☐ Legal ☐ Present At Most Windows & Doors
Comments: ☐ Present At Main (and / or Rear) Entries

Fire Sprinkler System: ☐ Is Present ☒ Is Not Present

PICTURES



SERVICE ADVISED: RECOMMEND TIGHTENING PATIO COVER ANCHOR BOLTS AT CONNECTION TO HOUSE SHOWING THREADS & TOUCH UP SERVICE AT SOME WINDOW TRIM SHOWING SIGNS OF WEAR (COSMETIC)

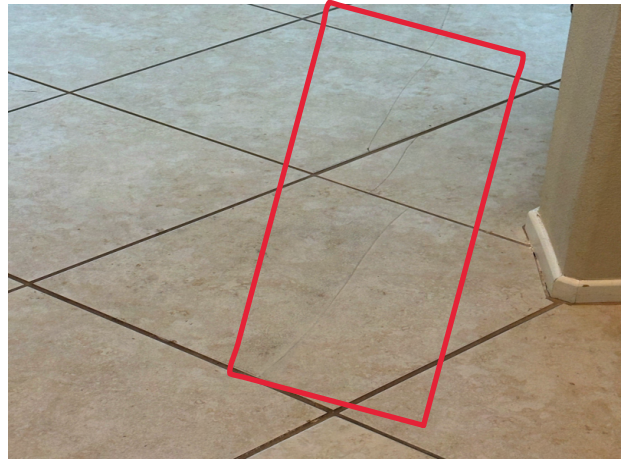
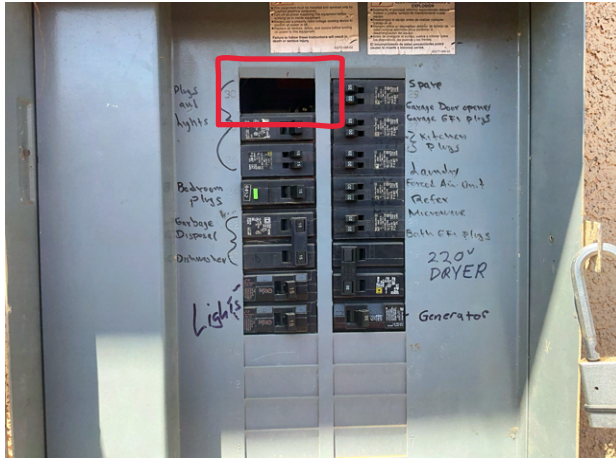


SERVICE ADVISED: RECOMMEND DRYWALL TOUCH UPS FOR EVIDENCE OF WEAR AT PAST LEAKAGE NEAR LAUNDRY WATER SERVICE (DRY) AND DRYWALL PATCH FOR WALL OPENING NEAR DRYER



RECOMMEND CLEANING FOR EXCESS DEBRIS AT ATTIC CONDENSATE OVERFLOW PAN (CAN CLOG PVC DRAIN LINE)

PICTURES

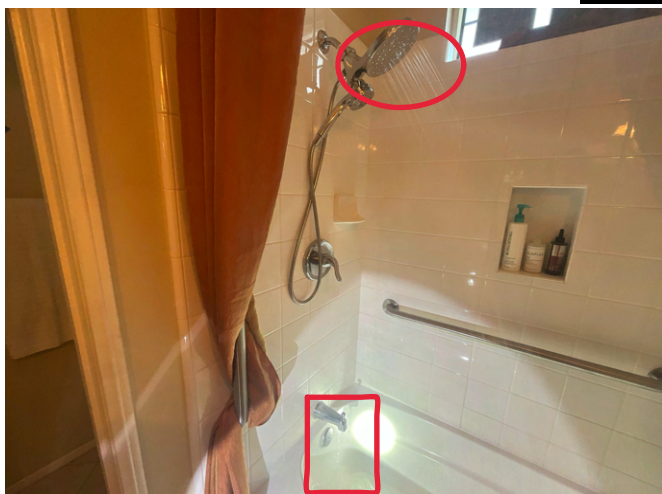


RECOMMEND FILLER PLATE INSTALL AT MAIN PANEL DEAD FRONT COVER TO HELP PROTECT INNER COMPONENTS & REPAIR AT SECTIONS OF HAIRLINE CRACKING AT FLOOR TILES



PLUMBER ADVISED: DUE TO LOOSE SINK STOPPER HANDLE AND SLOW DRAINAGE AT LEFT SINK CORRUGATED DRAIN PIPE (MASTER BATHROOM)

PICTURES



PLUMBER ADVISED: DUE TO TUB DIVERTER NOT FULLY SEPARATING FLOW (MASTER BATHROOM)
..... & DISHWASHER DRAIN LINE SHOWING EVIDENCE OF DEBRIS BUILD UP



ROOF PHOTOS FOR YOUR RECORDS



ROOF PHOTOS CONTINUED

EXECUTIVE INSPECTIONS

Recommendations, Opinions & Notifications:

**** REVIEW TERMITE & DISCLOSURE REPORTS BEFORE CLOSE OF ESCROW

**** MOST ELECTRICAL OUTLETS BEING USED ARE NOT TESTED

**** ALL AREAS NOT READILY ACCESSIBLE ARE NOT INSPECTED

**** ALWAYS CHECK FOR PERMITS @ ANY ROOM OR STRUCTURAL ALTERATION

**** RECOMMEND TEST FOR LEAD BASE PAINT ON SOME HOMES BUILT BEFORE 1978

**** Advise Licensed Contractor Review Source And
Impact Of All Areas of Noted Moisture Intrusions ****

☒

SEE GROUNDS COMMENTS (PAGE 4)

☒

SEE EXTERIOR COMMENTS (PAGE 5)

☒

SEE LAUNDRY / WATER SERVICE COMMENTS (PAGE 8)

☒

SEE HVAC COMMENTS (PAGE 9)

☒

SEE INTERIOR COMMENTS (PAGE 14)

☒

SEE BATHROOM COMMENTS (PAGE 18)

☒

SEE KITCHEN COMMENTS (PAGE 20)

☐☐☐☐☐☐☐

CONTRACTOR (S) ADVISED:

☒ * **PLUMBING**

☐ * STRUCTURAL

☐ * ELECTRICAL

☐ * ROOFING

SEE PLUMBING COMMENTS PAGES..... (8, 18 & 20)

WE HOPE YOU ENJOY
YOUR NEW HOME. . .

THANK YOU FOR
SELECTING . . .



CONTACT INFO: (951) 443 - 0656

EMAIL: superspect@yahoo.com

www.executiveinspections.net