



THE INSPECTION CONNECTION

P.O. Box 4377
Palm Desert, CA 92261
Tel. 760-408-0304 Fax 760-501-0080



Schedule Date : Tuesday, May 3, 2011

Report # : 3717-11 Sample

Client: Mr. John Q. Homebuyer
Address: 54321 Pretty Nice Street
City/State/Zip: Rancho Springs, CA 92262

Subject Property
71717 Double Eagle Drive
Rancho Mirage, CA 92270

Buyers

Agent : Debra Buyeragent
Office : Desert Homes Estates
Address : 71786 Santa Ana Road
City/State/Zip : Rancho Mirage CA 92270

Work Phone: 760-555-4000
Fax #: -

Sellers

Agent : Robert Selleragent
Office : Desert Real Estate
Address : 174 Vantage Drive
City/State/Zip : Rancho Mirage CA 92270

Work Phone: 760-555-5000
Fax #: -

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INSPECTION ORDER FORM

Client First/Last : **Mr. John Q. Homebuyer**

REPORT #: **3717-11 Sample**

Client Address : 54321 Pretty Nice Street
City/State/Zip : Rancho Springs CA 92262

Work/Day Phone: -
Home/Eve Phone: -
Other #:

Order Date : Saturday, April 30, 2011
Payment : **At inspection OK with Client**

Ordered by: Debbie B.
Referred By:

Schedule Date : **5/3/2011**

Time: **3:00 pm**

Property Description : Single Family # of units: 1 Age: 1984 Square Footage: 3,097
 Slab Slab on Grade Additions /Alterations: None Evident Roof age: Unknown
Air Conditioning: AC Zones (2) Bedrooms: 3
Previously Inspected : No Occupied: No Utilities: Will be on # of Baths: 3

Fees : Base Fee: **\$375.00** Pool and/or Spa **\$50.00** Travel & Mileage

Additional Services :

Property Address : **71717 Double Eagle Drive**

Map Coordinate:

City/State/Zip : Rancho Mirage CA 92270

Subdivision: Desert Golf Complex

Owner/Tenant :

Eve. Phone: -

Cross Street :

Day Phone: -

DIRECTIONS : **misterbuyer@email.com, buyeragent@newmail.com, selleragent@anymail.com**

Attending (Planned):

Buyers Agent : **Debra Buyeragent**

Work Phone: 760 - 555-4000

Office : Desert Homes Estates

Res. Phone: -

Address : 71786 Santa Ana Road

Fax #: -

City/State/Zip : Rancho Mirage CA 92270

Other #: -

Sellers Agent : **Robert Selleragent**

Work Phone: 760 - 555-5000

Office : Desert Real Estate

Res. Phone: -

Address : 174 Vantage Drive

Fax #: -

City/State/Zip : Rancho Mirage CA 92270

Other #: -

Special Instruction :

Inspection Set-Up :

Confirmation Prior : w/ Buyer's Agent w/ Seller's Agent w/ Client

INSPECTOR : **Bob Gibson**

INSPECTION FEES:

DISCOUNT

INSPECTION FEE: \$375.00

TRAVEL & MILEAGE

POOL AND/OR SPA \$50.00

ADDITIONAL SERVICES:

TOTAL FEES: \$425.00

SUB TOTAL: \$425.00

PAYMENT: \$425.00

TOTAL DUE: **\$0.00**

FOR INSPECTOR'S USE

Payment Type: **CK # 3950 Buyerguy**

TIME	MILEAGE	
Start: 2:45 pm	Start:	Signed Contract: Yes
Finish: 5:15 pm	End:	Closed Date:
Total: 2.50 Hrs.	Total:	Date Paid: May3,2011

ACTUAL ATTENDEES

Client Buyer's Agent Seller's Agent Seller

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - cc
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended fo
(3) Refer to qualified termite report for further information * This item warrants attention/rej

THIS REPORT OVERVIEW PAGE IS PROVIDED AS A COURTESY FOR QUICKER ACCESS TO THE INFORMATION INSIDE OF THE INSPECTION REPORT. IT IS NOT INTENDED AS A SUBSTITUTE FOR READING THE REPORT IN ITS ENTIRETY. COMMENTS MAY BE POSITIVE, NEGATIVE, OR NEUTRAL IN NATURE, BUT ARE DEEMED BY THE INSPECTOR TO BE GERMANE TO THE INSPECTION OF THE SUBJECT PROPERTY.

- 4. Surface deck cracks
- 6. Repair grout joint
- 7. Install self closing device
- 11. Chimney cap
- 27. Water heater straps
- 38. Rusting disconnect boxes
- 40. Evaluate circuit breakers
- 44. Repair / install GFCI outlets + call box note
- 50. Drywall cracks
- 54. Smoke detector note
- 57. Concrete stain
- 60. Self closing device
- 68. Service disposal
- 70. Anchor dishwasher
- 71. Compactor note
- 78. Pool heaters
- 82. Spa lights + GFCI control
- 83. Pool notes

KEY TO THE INSPECTION REPORT

Report #: 3717 MtHolyoke

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: [X] Client [X] Buyer's Agent [] Seller's Agent [] Seller

INSPECTOR : Bob Gibson

Inspection Date: May/3/2011, Tuesday Start Time: 2:45 pm Completion Time: 5:15 pm

The weather condition at the time of inspection was dry and temperate
Approximate temperature during inspection 85.0 degrees

Property Information:

The subject property inspected was a (an): Single Family. # of units 1
Approximate age of building: 1984 Stated by: MLS Listing Information
Approximate age of roof: Unknown Stated by:
Additions / Alterations to: None Evident 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.

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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:

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:

3 Retaining Walls N/A LOCATION(S): **Perimeter** 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/A LOCATION(S): **Deck Slab** Concrete Brick **Kool Deck**

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* **significant cracks at kool deck surface**

Comments: **Significant cracks are noted at kool deck surface near West pool apron and at other random areas.**

5 Patio Cover N/A LOCATION(S): **All Sides** 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 * **is serviceable** Patio cover lacks Wood appears
 Moisture at

Comments:

6 Decks / Porch N/A WOOD Waterproofed Coating Concrete **Ceramic Tile**

LOCATION(S): **A FrontEntryAlcov 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 Railing of
 Railings are serviceable N/A Railing

Comments: **Deteriorating grout joint is noted at tile to pool deck interface. Recommend practical upgrade as necessary. See photo # 8.**

7 Fences & Gates N/A NOT INSPECTED Wood Chain Link **Steel frame and wood**

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 **required at pool entry** Post rusted & leaning*

Comments: **Gates at pool entry areas are required to be equipped with self closing, self latching devices.**

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8 Exterior Stairs N/A **Type:** _____ **Location:** **A** **B** **C**

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

Comments:

9 Exterior Walls N/A **Structure:** **WOOD FRAME**
Wall Covering is: **STUCCO + 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 Nailing defects *

Comments: **Exterior finish work is generally fresh and professional.**

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 Not fully visible* N/A
 Flashings / Trim : Not visible at:

Comments:

11 Chimney(s) N/A **Location:** **A West Side** **B** **C** **D**

Material: **A** **B** **C** **D** **STUCCO** **METAL FLUE** **WOOD FRAME**

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

Comments: **Chimney is equipped with spark screen. Recommend installation of rain cap.**

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 **Garage closet**

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

Comments:

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

13 Hose Faucets N/A Faucets are

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

Comments:

14 Gutters & Downspouts N/A Full Partial None Installed

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

Comments: **Roof system appears to have a positive drainage plan.**

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.*

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

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

Comments:

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

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

- Foundation: Poured Concrete Masonry Block Brick Stone Piers Wood
- Columns: Concrete Steel Wood Masonry Block Brick Not Visible*
- Entered crawl space No access* Partial access* Viewed from access opening only*
- Door Cover : OK Damaged* Missing* Crawlspace Basement
- Foundations:** Visible Partially visible* Not visible at* **concrete decks and high grade areas**
- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
- No cracks found N/A Further evaluation needed (1)
- No moisture present N/A Exposed footing*
- Unable to inspect
- Slab not visible due to **carpet and floor covering. No readily visible problem noted.**
- Cracks Settlement

Ventilation: Serviceable N/A Vents

Comments: **Home is equipped with perimeter weep screed for framing ventilation.**

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
- Damaged Missing Earth-to-wood contact (2) (3)
- Joists Beams Post Columns Debris under house*
- Concrete floors: Evidence of
- Anchor bolts Shear panels
- 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:

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 *

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Roof style: **Main Roof Flat Slope** **Second Roof Gable** **Third Roof NotApplicable**
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:** **Built up roofing with UV sealant cover** # 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 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 **no significant visible defects** Moisture stained / damage*
 Weathering* Aging* Burnt through (2) Cracking* Holes/opening (2) Exposed (2) Deteriorated membran
 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 **within it's projected lifetime** Evidence of prior patching / repairs (2)

Comments: **Roof material, flashings, sky lights, and vents are in competent condition at time of inspection. The roof is a combination of UV resistant sealer over built up bitumen and gables of cedar shake shingles. Shingles are beginning to show effects of age. See photo # 9.**

20 Second Roof N/A **Roof Covering is:** **Cedar Shake Shingle** # of layers:
 Appears serviceable/within useful life Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible*
Condition: **Serviceable** 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:** **NOT APPLICABLE** # 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:** **Roof maintenance may be an obligation of the HOA**

Comments:

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

22 Exposed Flashings N/A **Flashings appears serviceable** N/A
 Not Functional* Unsafe* Worn* Near end of lifespan* 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.*

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23 Main Line N/A **Main pipe is** **copper** **Size:** **3/4"** **Pressure:** **55 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: **Southwest Corner** Not located* Operational Not operational (2) Not inspected*
 Handle is **functional** 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---not all plumbing lines are not fully visible**

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

Comments:

Notice: Underground pipes or pipes inside 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** **ABS and PVC Plastic**

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

Comments:

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:** **Southwest Closet** **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:

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** **Rear Ext. Closet** **Type** **Natural Gas** **Capacity** **50 Gallons**
Location B **Garage Closet** **Type** **Natural Gas** **Capacity** **50 Gallons**

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Rust flakes in burner chamber* Burner flame appears improper (2) Heater leaks
 Water shutoff valve **installed (no test)** Corrosion on pipes* Heater in garage is not on 18" raised platform* (5)
 Temperature Pressure Relief Valve **is installed-(no test)** 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: **Seismic bracing is required to be installed at top 1/3 and bottom 1/3 of tank body # A. Recommend installation as necessary by licensed plumbing contractor. See photo # 2. Tank # B is equipped with circulation pump system, which operates as designed.**

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Page 9 HEATING

Report # : **3717 MtHolyoke**

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28 Description N/A **Approximate BTU's** Unit A 72,000 Unit B 80,000 Unit C

Location A **Rear Exterior Closet** **Location B** **Garage Closet** **Location C**

Heating Type: Forced air **Heating Type: Forced air** **Heating Type:**

Fuel Type: Natural gas **Fuel Type: Natural gas** **Fuel Type:**

Comments:

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

29 Condition N/A Not inspected*

System(s) appear serviceable Did not respond to normal controls (2)

Not Functional Unsafe Worn Near end of lifespan Damage Deterioration

System(s)

Comments:

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*

Unusual flame pattern (2)

Burner flame appears typical Damaged

Rust flakes in burn chamber (2) 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:** Ducts & Registers

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) Convector inoperative (2) Convector cold (2)

Leaks on convector (2) Leaks on fitting (2)

Comments: **All service registers have an indication of air flow at time of inspection. CFM volume is not measured.**

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.*

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34 Normal Controls N/A

- Appears serviceable**
- Controls need
- Leaks at:

- Unable to inspect* Utilities off*
- Thermostat **(s) are responsive**
- Damage* Deterioration* Defects*
- Gauges need Switch is
- Corrosion at: 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

- 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

- Suggest cleaning & servicing Fuel tank leak (2) (4)
- Heater makes unusual noise during operation, further evaluation needed (2) Undercut doors off carpet*
- High Low Air leaks at: Leakage at:
- Condensate lines: Termination location:

Comments: **Inspector measured register outputs at 105-115 degrees in heat mode and 54-60 degrees in chill mode, which are acceptable values for these size of furnace units. Recommend seasonal service prior to extended use.**

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 **Roof (1)** B **Roof (2)** C

- Type:** **Central air conditioning--split system** **Power:** 120volt 240volt One speed fan only*
- Appears operational** Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 - Unit makes unusual noise during operation (2) Unit is not level*
 - Pads Unit Float valve Pump 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: **outside** No trap in line*
- Condensate lines: **appear serviceable--not fully visible**
- 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: **Gibson # JS5BD-048 (4 tons) Lennox Model HS29-651-2P (2.5 tons**

Comments: **Home is equipped with 6.5 tons of cooling capacity. Both units operate as designed at time of inspection. Recommend replacement of rusting disconnect switch boxes. See photo # 10.**

THE INSPECTION CONNECTION

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

Comments: **Main panel shut off and meter base are located inside of SW utility closet.**

40 Main Panel	<input type="checkbox"/> N/A	#A - Location SW Closet	<input checked="" type="checkbox"/> Panel rating 200 A	<input type="checkbox"/> Not verified
<input type="checkbox"/> Appears serviceable <input type="checkbox"/> Defects* <input type="checkbox"/> Deterioration* <input type="checkbox"/> Unsafe* <input type="checkbox"/> Near end of lifespan* <input type="checkbox"/> Not accessible*				

Comments: **Overcurrent breakers are manufactured by the Sylvania / Zinsco group and are the subject of national recall by the US CPSC. See safety flyer attached. See photo # 3.**

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances*

41 Conductors	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Service Wire: Copper	<input checked="" type="checkbox"/> Branch Wire: Copper
<input type="checkbox"/> Wiring Methods:			

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

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

Comments:

44 Wiring Notes	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Sample of switches and outlets tested appear to be serviceable	<input checked="" type="checkbox"/> Grounding and polarity of receptacles within 6' of plumbing fixtures
<input checked="" type="checkbox"/> Appears serviceable (tested) <input checked="" type="checkbox"/> Furnishings prevent testing of all outlets and switches*			
<input type="checkbox"/> Three prong outlets did not test properly grounded (2)(4) at:			
<input type="checkbox"/> Reverse polarity (2)(4) at: <input type="checkbox"/> Evidence of			
<input type="checkbox"/> Outlet not operational (2)(4) at: <input type="checkbox"/> Light not operational *(2)(4) at:			
<input type="checkbox"/> Outlets <input type="checkbox"/> Switches <input type="checkbox"/> Open neutral (2)(4) at:			
<input type="checkbox"/> Not exterior rated <input type="checkbox"/> Missing cover plates *(2)(4) at:			
<input type="checkbox"/> Exposed wiring needs protection (2)(4) at: <input checked="" type="checkbox"/> Damaged cover plates *(2)(4) at: SW ext. outlet			
<input type="checkbox"/> Box cover missing *(4) at: <input type="checkbox"/> Exposed splices (2)(4) at:			
<input type="checkbox"/> Improper wiring (2)(4) at: <input type="checkbox"/> Extension cord used as wiring (2)(4) at:			
<input type="checkbox"/> 'GFCI(s) responded to test <input checked="" type="checkbox"/> 'GFCI' not operational (2)(4) at: kitchen/bathroom/exterior			
<input checked="" type="checkbox"/> 'GFCI', (a safety device for outlets near water) recommended at: (5) All wet areas			
<input type="checkbox"/> Closet light is subject to damage at:* <input type="checkbox"/> Closet light is subject to hazard at:*			
<input checked="" type="checkbox"/> Doorbell call box function not operate properly <input type="checkbox"/> Fixture			

Comments: **There is a defective GFCI safety outlet at West garage wall, which may be control unit for interior outlets. Recommend service as necessary by licensed electrician.**

The Zinsco Electrical Panel, Zinsco Circuit Breakers - Hazard Information Website

This website discusses the electrical, fire, and shock hazards associated with Zinsco electrical components, circuit breakers, electrical panels, including certain



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Sylvania electrical panels and breakers which are in fact of the same product design and origin. These circuit breakers do not offer the level of overcurrent and fire protection provided by most other electrical panels and circuit breakers. This means homes with this equipment are at greater risk of fire or other electrical hazard. Where Zinsco and Zinsco-Sylvania electrical panels are discovered in buildings they should be replaced to reduce some very real fire and shock hazards. Building owners or electricians encountering problems with this equipment are asked to contact us to add that information to our electrical failure data base in an effort to develop accurate safety information which is then shared with appropriate federal and state agencies. Thanks to Mr. James Simmons, a licensed electrician with extensive field experience and the contributor of most of the photos and case reports at this web page. © Copyright 2006 Daniel Friedman, All Rights Reserved. Information Accuracy & Bias Pledge is at below-left. Use the links at page left to navigate THIS DOCUMENT or to go to Other Website Topics. **Green links** at left show where you are in our document & website.

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ADVICE FOR OWNERS - Zinsco Electrical Panel Advice for Homeowners and Home Buyers

Where Zinsco electrical panels and Zinsco circuit breakers are in use, arcing, contact-point burn, and even circuit breaker case blow-out have been observed in the field. A principal Zinsco circuit breaker (or Sylvania circuit breaker for those Sylvania panels using the Zinsco product) point of failure appears to be

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at the point of contact where the circuit breaker contacts clip onto the electrical panel bus, combined with the use of an aluminum electrical panel bus. In addition to advice on identifying Zinsco panels, inspecting Zinsco electrical panels, and repair/replacement advice, we provide field photographs of circuit breaker failures: overheating, burnups, failures to trip, overcurrent protection failure. This document includes field reports of failures and additional anecdotal evidence. As a not-for-profit activity, we have been collecting information and field failure reports for Zinsco/Sylvania electrical components since 1996 in an effort to develop credible failure-rate information which is then shared with the U.S. CPSC and with other electrical failure researchers and educators.

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THIS INSPECTION COMPANY DOES NOT WARRANT THAT THE SUBJECT BREAKERS ARE DEFINITELY MANUFACTURED AS ZINSCO BRAND, BUT THAT THEY ARE MOST PROBABLY AND SHOULD BE CERTIFIED AS BEING EITHER COMPETENT FOR SERVICE OR REJECTED FOR SERVICE BY A LICENSED ELECTRICIAN.

THE INSPECTION CONNECTION

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Report # : **3717 MtHolyoke**

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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45 DOORS (Entry) N/A **Appears serviceable** Damage* Deterioration* Defects*
 Hardware **is operational** Doorbell Door jamb Weather stripping **is serviceable**
Comments:

46 & 47 DOORS (Interior & Exterior) N/A Several frames are not square - may indicate movement (1)
 Appears serviceable Damaged jamb* Needs adjustment at:
 Hardware is operational Missing* Loose* Not operational*
 Door(s) rub at: Door stick at:
 Damaged at: Difficult to operate at:
 Tempered glass Not tempered (5) Unable to determine tempered glass*
 Tracks serviceable Deteriorated track(s) at: Door won't latch at:
 Screen doors not checked* Screens **were checked**
Comments:

48 Windows N/A Type: **Vinyl/Metal Sliding** Security bars
 Sample tested appears serviceable Window Broken *
 Window Stains* Damage*
 Screens **are serviceable**
Comments:

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 Wall
 Wall needs repair at: Wall
 Furnishings prevent full inspection-do a careful check on your final walk-through Recommend evaluation by engineer (1)
Comments: **Interior wall and ceiling coverings are generally fresh and professional at time of inspection.**

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

50 Ceilings N/A **Drywall** Acoustic Spray Plaster **Wood Beam + T & G.**
 General condition serviceable Ceiling(s)
 Ceiling(s)
 Ceiling(s)
Comments: **Minor settlement cracks are noted at random hallway areas. See photo # 14.**

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) 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.*

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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
- Items installed but not inspected:
- Ceiling fan(s) operational
- Ceiling fan (s)
- Uneven
- Railing is
- Faucet is not operational (2)
- Damage to
- Leaks (2)
- Central vacuum Security system
- Stairway is
- Openings in rails too wide* (5)
- Faucet leaks (2) Cold water only
- Deterioration to
- Improper piping Icemaker not on
- Intercom N/A

Comments:

54 Smoke Detector N/A

Locations: **A: Hall** **B: Living Room**
C: **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: **Smoke detectors are not tested by inspector. Detectors are recommended at all sleeping areas. Recommend installation and test per manufacturer by licensed contractor immediately upon change of occupancy.**

55 Laundry N/A

Garage Basement Service Area Utility Room

- 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 2 X 4
Ceiling Frame: Truss Joist Framing 2 X 4

- How Inspected:** Entered Access **Ceiling hatch** **Location** **Master Closet** 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: **Fiberglass** No insulation* Poor coverage* Compressed* Wrong side up*
- Approximate depth: 6-8 inches Insulation covers
- Air/vapor retarder N/A Installed Vent pipe

Comments: **Roof framing, ventilation, insulation, and duct work are installed to conform with prevailing standards. Insulation appears to average 6-8 inches of depth. See photo # 7.**

Ventilation N/A

Appears serviceable at: **Gable ends and roof field**

- Exhaust fan Exhaust fan

Comments:

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

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KITCHEN

Report # : 3717 MtHolyoke

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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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/A **Counters:** 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: **Island disposal unit makes unconventional noise. Service recommended.**

69 Range / Cooktop N/A # of ovens: 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 No test (power/water off)*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Condition: competent condition 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: **Dishwasher is loose in cavity. Recommended anchoring as necessary.**

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) Not inspected* No Key*
 Microwave appears serviceable Non operational (2) Not inspected*
 Other features/appliances present but not inspected include:*

Comments: **Compactor did not operate.**

THE INSPECTION CONNECTION

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 **NW MASTER** B **NE GUEST** C **HALLWAY** D E

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

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

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

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

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

THE INSPECTION CONNECTION

Page17

POOL / SPA & EQUIPMENT

Report # : 3717 MtHolyoke

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

77 Pool / Spa Type N/A Above Ground Below Ground N/A
 Plaster / Gunite Vinyl Fiberglass Unable to determine

Notice: Pool and spa bodies are beyond the scope of this inspection. * The information regarding the type of pool/spa is given as a courtesy only.

78 Heater N/A Gas Electric Solar Panels (not tested)
 Appears serviceable Inoperative* Unable to determine operation* Pilot is not lit* Gas/breakers off*
 May not be adequate for pool heating* Improper material used in gas line (2) Gas shut-off not provided (2)
 Burners serviceable Corrosion Deterioration Rust noted in burner area (2) Not all burners are operating (2)
 Venting serviceable Improper vent location (2) Improper vent clearance (2) Obstructed* Debris in/on vent*
 Pressure limit switch appears operational Inoperative (2) Delayed response* Unable to determine operation*
Comments: **Neither of two heaters is in operating condition at time of inspection.**

79 Water Filter N/A Cartridge Filter Diatomaceous Earth Filter Sand Filter
 Pressure gauge appears serviceable: Inoperative* Broken glass* None provided*
 Bleeder valve appears serviceable: Inoperative* Leaking* None provided*
Comments: **South filter operates as designed. Cleaning recommended.**

80 Pumps N/A **Pumps Installed:** Circulation Spa Jet Pool Sweep
 Circulation pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*
 Separate jet pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*
 Sweep pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*
Comments: **One of two pump systems operates as designed. Equip. at NW enclosure could not be tested.**

81 Blowers N/A Air Bubbler Supplemental to Jet Pump
 Blower operated when tested Blower did not operate (2) Not tested due to:*
Comments:

82 Electrical N/A **Breaker Location:** Main Panel At Equipment
Wiring: Liquid Tite Flex Rigid Conduit NM Cable (Romex) (2)
 Wiring appears serviceable Improper wiring noted (2)(4) Improper conduit (2) Deteriorated conduit (2)
 Pool lights operated when tested Inoperative (2) Unable to determine operation*
 GFCI responded to test button Inoperative (2) Unable to determine operation*
 Spa light operated when tested Inoperative (2) Unable to determine operation*
 GFCI responded to test button Inoperative (2) Unable to determine operation*
 Timers: Equipment On Off at time of inspection Power is off - could not verify operation*
 Circulation pump timer appears operational Inoperative (2) Unable to determine operation*
 No wire protector* Rusted Damaged
 Sweep pump timer appears operational Inoperative (2) Unable to determine operation*
 No wire protector* Rusted Damaged
 Remote switches appear operational Inoperative (2) Unable to determine operation* None
Comments: **Pool lights are OK--spa lights did not operate. Service recommended.**

83 General N/A **Fencing Enclosing Pool/Spa:** Yes No* (Caution) (5)
Self-closing/latching Gate: Yes No* (Caution) (5) Inoperative* (5)
 Coping appears serviceable Lifting* Settling* Cracked* Missing* Caulking
 Surrounding deck/concrete appears serviceable Common cracks Major cracks (1)
 Diving board/slide is not part of this inspection* Damaged **pool plaster is nearing the end of it's expected life**
 Pool water fill valve **is manual** Spa water fill valve **water level is too high at time of inspection**
 Pool is cloudy/bottom not visible (2) Gutters
Comments: **Service and repairs are recommended. See photos # 5, #6.**



Picture 1



Water pressure is measured at 55 psi, which is ideal for this residential application.

Pressure may be set up if desired from regulator at right background.

Picture 2



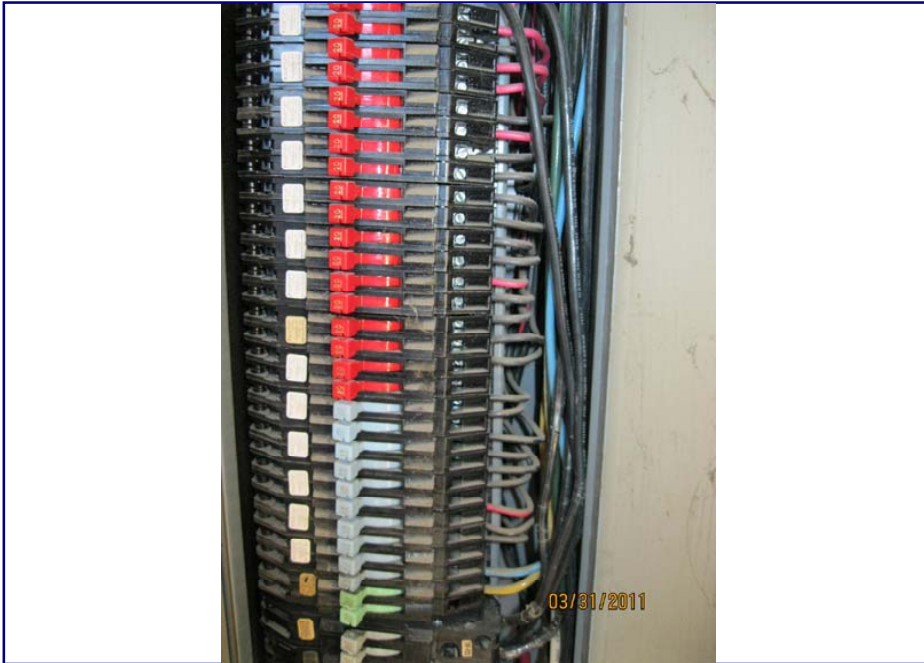
72,000 btu furnace is installed to conform with prevailing standards and operates as designed at time of inspection in both heat and chill modes.

Seismic bracing is required to be installed at top 1/3 and bottom 1/3 of water heater tank body. Recommend installation as necessary by licensed plumbing contractor.

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Picture 3

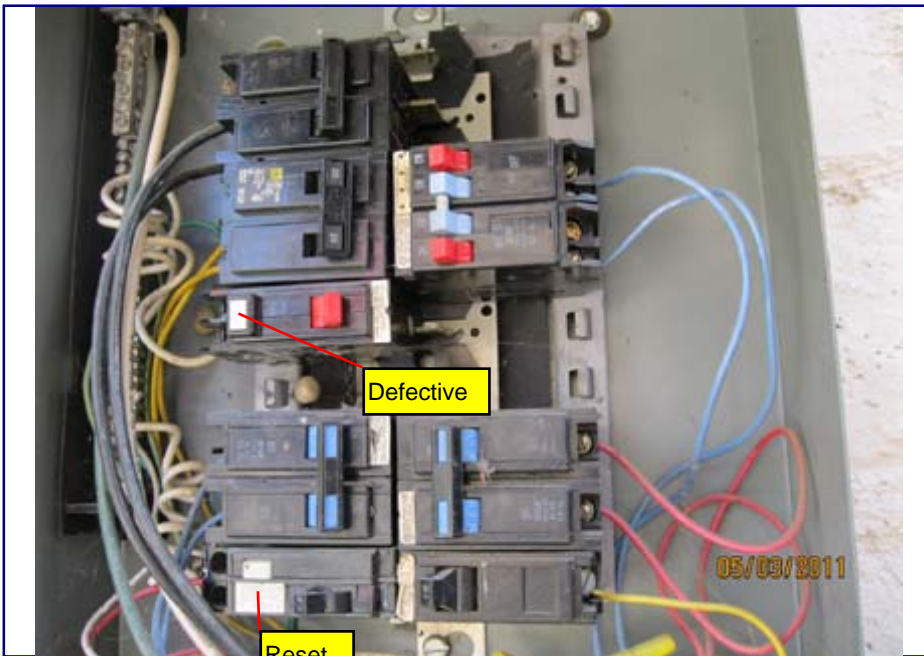


Quality of wire product and craftsmanship is excellent.

These overcurrent breakers are manufactured by the Sylvania / Zinsco group and are the subject of national recall by the US CPSC. See safety flyer attached.

Recommend further evaluation and repair as necessary by licensed electrician as well as repair of garage wall GFCI outlet.

Picture 4



Subpanel at pool enclosure is equipped with 2 ea. GFCI circuit breakers. Breaker at lower left is weak and was reset to operate pool lights. Breaker at center left is defective and may control spa body lights, which were not in operation at time of inspection. Recommend further evaluation and repair as necessary by licensed electrician.

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Client: Mel and Susan Henson

Subject Property

Schedule Date : Tuesday, May 3, 2011

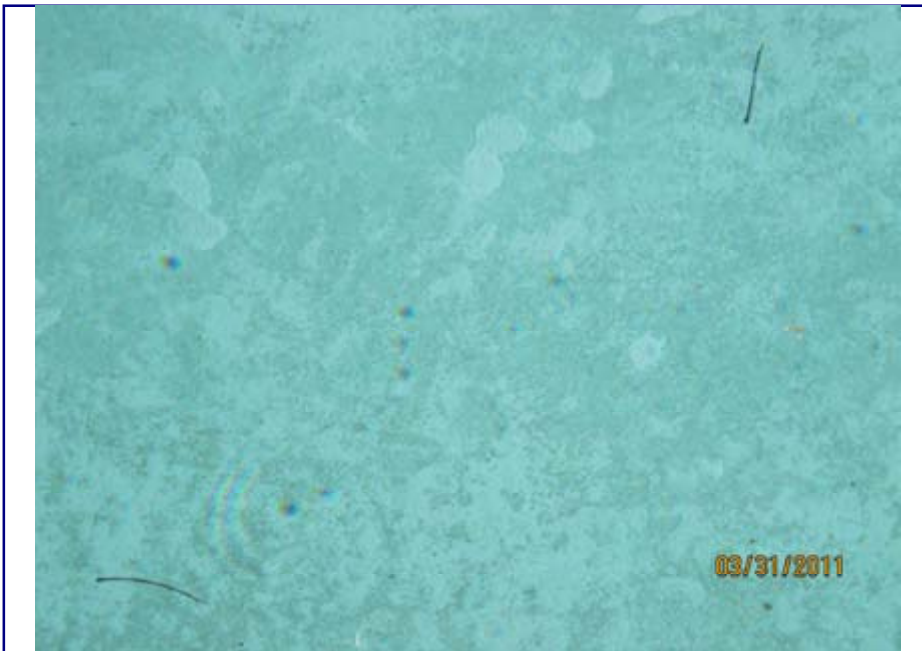
8 Mount Holyoke Drive
Rancho Mirage, CA 92270

Picture 5



Home is equipped with 2 full filtration systems--one for main pool and one for spa / water feature. All of equipment is original design and should be scheduled for replacement based on age. Neither of heaters is in operational condition. Timers are missing wire covers. South filter is due for cleaning. Recommend maintenance as necessary by licensed pool technician.

Picture 6



Plaster surface of pool and spa are beginning to peel and spall at multiple locations. Recommend budget for remodel based on age and condition. Significant cracks are noted at random pool deck surface areas. Pool fill is manual. Pool is overfilled at time of inspection. In ground spa at rear deck is scheduled for removal.

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Picture 7



Roof framing, ventilation, insulation, and duct work are installed to conform with prevailing standards. Insulation appears to average 6-8 inches of depth.

Picture 8



Grout joint at tile colonnade to pool surface has eroded and may be recognized as a trip hazard. Recommend repair as soon as practical.

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Client: Mel and Susan Henson
Schedule Date : Tuesday, May 3, 2011

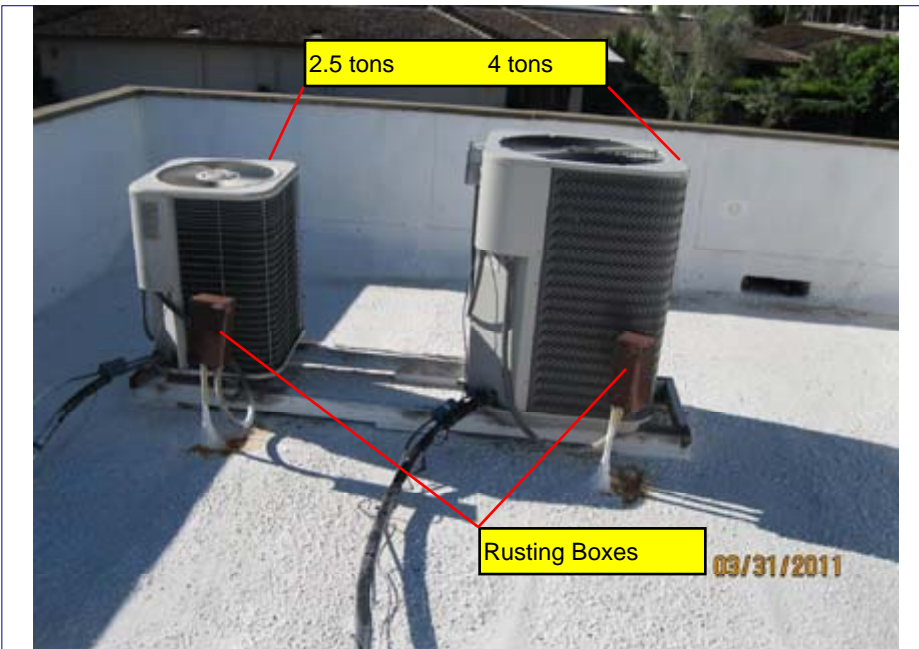
Subject Property
8 Mount Holyoke Drive
Rancho Mirage, CA 92270

Picture 9



Roof material, flashings, sky lights, and vents are in competent condition at time of inspection. The roof is a combination of UV resistant sealer over built up bitumen and gables of cedar shake shingles. No significant defect is noted at time of inspection.

Picture 10



Home is equipped with 6.5 tons of cooling capacity. Both units operate as designed at time of inspection.

Disconnect boxes are not for outdoor use and are bleeding rust on to roof surface. Recommend installation of NEMA-4 enclosure or exterior equivalent.

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Picture 11



Inspector measured register outputs at 105-115 degrees in heat mode and 54-60 degrees in chill mode, which are acceptable values for these size of furnace units. Recommend seasonal service prior to extended use.

Picture 12



Kitchen appliances were tested and found to be in competent working condition at time of inspection.

Dishwasher is loose in cavity. Recommended anchoring as necessary.

Island disposal unit makes unconventional noise. Service recommended.

Client: Mel and Susan Henson

Subject Property

Schedule Date : Tuesday, May 3, 2011

8 Mount Holyoke Drive
Rancho Mirage, CA 92270

Picture 13



Interior wall, floor, and ceiling coverings are generally fresh and professional at time of inspection.

Home is equipped with interior water feature that did not appear to be in operation at time of inspection.

Picture 14



Minor settlement cracks are noted at drywall seams in North hall and near corner of hallway closet.

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P.O. Box 4377

Palm Desert, CA 92261

Tel. 760-408-0304 Fax 760-501-0080

Mr. John Q. Homebuyer
54321 Pretty Nice Street
Rancho Springs, CA 92262

Invoice

Invoice Date: May 3, 2011

Inspection Date: May 3, 2011

Invoice #: 3717-11

Report #: **3717-11 Sample**

Inspector : Bob Gibson

Subject Property:

71717 Double Eagle Drive
Rancho Mirage, CA 92270

Received By _____ Date Received _____

INSPECTION FEES

DESCRIPTION	AMOUNT
DISCOUNT	
POOL AND/OR SPA	\$50.00
TRAVEL & MILEAGE	
INSPECTION FEE:	<u>\$375.00</u>
SUB TOTAL :	<u>\$425.00</u>
CK # 3950 Buyerguy PAYMENT:	<u>\$425.00</u>
TOTAL DUE :	\$0.00

P A I D

The Inspection Connection
P.O. Box 4377
Palm Desert, CA 92261

NOTICE

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.