

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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 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

GARAGE / CARPORT: N/A Attached Detached Carport

57 Floor N/A Appears serviceable Damage* Deterioration* Defects*
 No cracks found Not fully visible* Major cracks (1) Possible flammable material on floor*(4)
 Floor raised* Floor settled* Poor drainage* N/A
Comments:

58 Firewall / Ceiling N/A Not fully visible* Does not appear fire rated (4) [
 Appears serviceable Moisture stains* Damage* N/A
 Framing: Exterior: Holes* Damage* Missing wall covering*
Comments:

59 Ventilation N/A Appears serviceable Blocked* None*
 Screens Window
Comments:

60 Door To Interior N/A Solid Rated Door Hollow Core (Non-Fire Resistive)
 Appears serviceable Damaged* Deterioration* Pet door interrupts integrity of fire door (2)(4)
 Bad seal*(4) Enters in a Bedroom*(4) Door does not latch*(4) Door lacks threshold* Door lacks weatherstrip*
 Self closer operational N/A Closer non-operational* Closer missing* Closer needs adjustment*
Comments:

61 Exterior Door N/A Appears serviceable Damaged* Delaminated* Needs adjustment*
 Lock inoperative* Door jamb* Damaged door jamb* Door threshold* Damaged* Other*
 Not inspected* Locked* Blocked* Rubs jamb*
Comments:

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

63 Automatic Opener N/A Non-operational* Opener / auto-reverse was not tested*
 Appears serviceable # of Units Unit Electronic sensor:
 Automatic reverse operated Automatic reverse did not operate (2)(4)(5) Not inspected*
Comments:

64 Electrical N/A Appears serviceable Damage / deterioration / defects* Not fully visible*
 Improper wiring (2)(4) Exposed wiring subject to damage *(4) Extension cords used as permanent wiring (2)(4)
 Outlets serviceable Open ground (2)(4) Reverse polarity (2)(4) Improper light fixture wiring (2)(4)
 Open splices (2)(4) Junction boxes missing covers*(4) 'GFCI' recommended(5) 'GFCI' defective(2)(4)
 Some outlet(s) are inaccessible* Outlet(s) not functional (2) Loose/damaged outlet(2) Loose/damaged cover*
Comments:

65 Comments N/A Moisture stains on garage ceiling* Moisture stains on garage wall*
 Occupants' belongings block view of entire garage-unable to fully inspect.* Do a careful check on your final walk-through.*
Comments:

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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 Rock 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 frozen & missing (2) Unit makes unusual noise Splash guard damaged* Not inspected*
 Wiring serviceable Improper wiring noted (2)(4) Loose wire clamp at disposal* Missing wire clamp at disposal*
 Switch is in a hazardous location (2)(4) Exposed wire splices (2)(4) Missing junction box cover(s)* Power off*

[Comments:](#)

69 Range / Cooktop N/A **# of ovens:** 1 **Gas** **Electric** **Combination** **Electric Ignition**

Range / oven appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Upper Lower Right Left Front Rear element did not operate* 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

[Comments:](#)

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

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

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

[Comments:](#)

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

71 Special Features N/A Special features not inspected*

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

[Comments:](#)

Page16 BATHROOMS

Report # : SL 11 30 05

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LOCATION: Bath A Main B Lower Bathroom C Master Bathroom D Main E

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

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

Comments:

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

Sink cracked*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Corrosion under sink*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Faucet appears serviceable	<input checked="" type="checkbox"/> A	<input 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						

Comments:

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

Comments:

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

Damage to tub*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Faucet appears serviceable	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input checked="" 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 checked="" type="checkbox"/> B	<input checked="" 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						

Comments:

76 Shower N/A **Appears serviceable** A B C D 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
						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
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	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
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	Corroded fixtures*	<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	Doors difficulty to operate*	<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	Damaged enclosure*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E

Comments:

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

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77 Pool / Spa Type N/A Above Ground Below Ground
 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:

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:

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:

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:

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 water fill valve Spa water fill valve
 Pool is cloudy/bottom not visible (2) Gutters / downspouts:

Comments:

