

Date

Prepared for:

Buyer or Seller
C/o Your Agent
Agent's Company

Property: 1234 Home Street, Santa Clara Valley

Thank you for allowing Tri-Star Inspection Services to prepare this property inspection report for you. Please be aware that this report is a two-part educational service; the on-site inspection, which is verbal and visual, and the HomeBook with its recorded "key sheet" report pages that have been completed by the Home Inspector. If you have not received the HomeBook, please contact your agent or our office. Only Tri-Star Inspection Services can sell or transfer this report.

You have been informed of our inspection time because our focus is on education and information. If you were unable to attend today's inspection, we offer to meet with you, for a fee, to walk-through the property explaining everything in detail, answering your questions, and making sure you understand everything in the report. This service is also available for a new buyer if this inspection has been done for the seller as a pre-listing inspection.

Whether you are a seller, buyer or homeowner, please remember to read all of the information in the HomeBook associated with the items which have been circled, checked, underlined, or noted on the "key sheets" to have full knowledge of the content of this report.

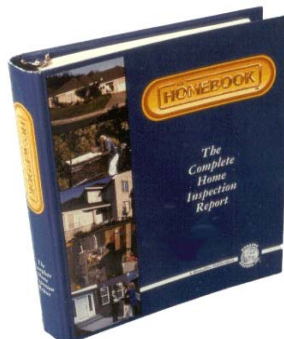
Please contact our office to schedule Re-Inspections for items repaired after the original inspection, Walk-through or to Re-Inspect items that were blocked or non-accessible. We are always available by phone to answer any questions you may have.

Thank you.

Inspector: Duane Serrano

Gen. Cont. Lic. # B579397
Bonded & Insured
Phone: 408-266-2706
Fax: 408-377-9304

www.TriStarInspections.com
info@TriStarInspections.com



YOU ARE CONTRACTING WITH THE COMPANY PROVIDING SERVICES, NOT THE COMPANY PUBLISHING THIS REPORT FORMAT.

No. **1234 Home Street** INVOICE # DRS000000A DATE 0/00/00 DRS initials _____

TO: _____ Buyer or Seller (Work) _____

Present Address: _____ (Home) _____
 Street _____ (Fax) _____

City _____ State _____ ZIP Code _____ (E-mail) _____

TRI STAR

INSPECTION SERVICES

520 McGlincy Ln., # 9 Campbell, CA 95008
 Ph: (408) 266-2706 Fax: (408) 377-9304



is pleased to furnish the following report on the property known as:

1234 Home Street
 Street

Santa Clara Valley CA
 City State ZIP Code

Inspection time: 8:50 AM / 1:45 PM Approx. Temp: 60 Occupied/Vacant/Staged
 Start Finish

Recent weather: Clear Today's Clear Approx. property age 54 years.

File this receipt with your: Acquisition Costs Selling Expenses N/A

Client/Agent Attention: Complete Partial Minimal None Others in Attendance: _____ Tenant
 Attendance: Seller open Buyer wrap Owner _____ Listing Agent Selling Agent open & wrap

Selling agent: _____ Selling Agent's Name Listing agent: _____ Listing Agent's Name

Company: _____ Selling Agent's Company Company: _____ Listing Agent's Company

Telephone: (Office) _____ Telephone: (Office) _____

(Direct) _____ (Direct) _____

(E-mail) _____ (E-mail) _____

(Cell) _____ (Cell) _____

EXTRA/ADDITIONAL SERVICE CHARGES

Payment via escrow: _____
 Re-inspection: _____
 Walk Through w/Client: _____
 Trip Charge: _____

Charges: Inspection <u>Standard Visual Inspection</u>	\$ <u>575.00</u>
<u>Single Family Home 2919 sq. ft.</u>	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Our escrow billing period is only 90 days. All billing fees apply.	
TOTAL	\$ <u>575.00</u>

Please Note: If you were unable to attend the inspection today, we offer to meet with you, for a fee, to walk-through the property explaining everything in detail, answering your questions, and making sure you understand everything in the report. This service is also available for a buyer if this inspection has been done for the owner/seller as a pre-listing inspection.

Please call our office to schedule a walk-through or re-inspection.

Paid in full: \$ _____ Check # _____ Other _____

INSPECTED BY: Duane Serrano Co Tri-Star Inspection Services

CONFIDENTIAL INFORMATION: ONLY THE INSPECTION COMPANY SHALL SELL OR TRANSFER THIS REPORT.

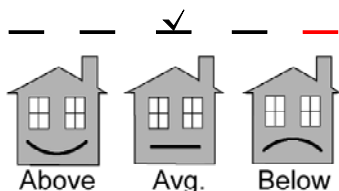
Note: This report is a two-part service; the on-site inspection, which is verbal and visual, and the Homebook with its recorded "key sheet" report pages that have been completed by the Home Inspector. As such, it is not considered transferable.

PERSPECTIVE SUMMARY

No. **1234 Home Street**

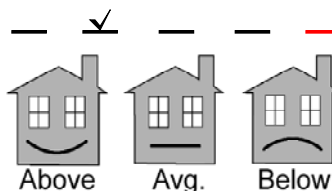
THIS SHEET SUMMARIZES THE OVERALL CONDITION OF THE VARIOUS HOUSE SYSTEMS IN COMPARISON TO HOUSES OF ITS PEERS.

STRUCTURE:



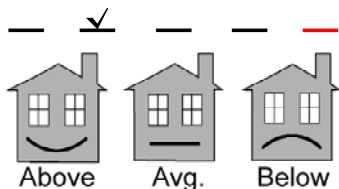
Major / Minor
Complex / Simple
Repairs Recommended

ELECTRIC:



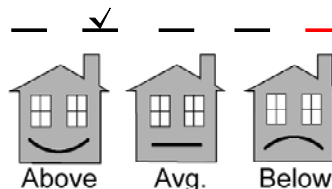
Major / Minor
Repairs Recommended
Circuit Check Recommended

HEATING / AIR CONDITIONING:



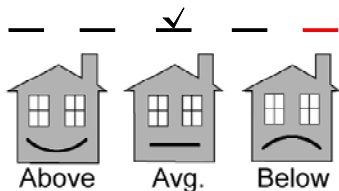
Major / Minor
Repairs / Maintenance Recommended
Aged Equipment

PLUMBING:



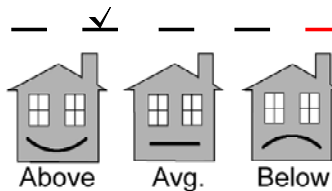
Major / Minor
Repairs / Maintenance Recommended

BASEMENT / CRAWL SPACE / SLAB:



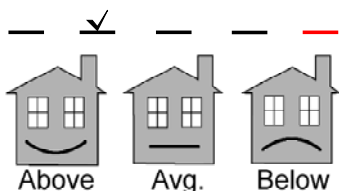
Major / Minor
Repairs Recommended
Moisture / Seepage signs present

KITCHEN:



Major / Minor
Repairs Recommended
Aged Equipment

INTERIOR:



Major / Minor
Repairs Recommended
Cosmetics

EXTERIOR:



Major / Minor
Repairs Recommended
Cosmetics

Level of complexity: **High** Medium Low

Subjectivity of opinions: **High** Medium Low

Probability of undiscovered/unreported problems/unsafe conditions Major **H M L** Minor **H M L**

MAJOR POINTS OF CONCERN ARE:

- Skylights
- Rear Elevation Patio Door Step
- Master Tub Conditions
- Water Heater Seismic Blocking
- Electrical Conditions

SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

- Alarm System (not inspected)
- Beautiful Upgraded Front Door Unit
- Fresh Interior & Exterior Paint
- Mostly Copper Plumbing Supply Lines
- Newer Central Air Conditioning (not tested)
- Newer Furnace
- Remodeled Kitchen
- Room Additions (final permits?)
- Upgraded Bathrooms
- Upgraded Dual Pane Windows & Exit Doors
- Upgraded Electrical Panel and Some Wiring
- Upgraded Lighting
- Upgraded Tile Flooring

Note: You must read all of the information in the HomeBook associated with the items which have been circled, checked, underlined, or noted on these key sheets to have full knowledge of the content of this report.

Additional/enlarged problems and increased expenses are likely unless concerns/recommendations contained in this report are acted on immediately. Failing to act before taking ownership increases your risk of problems and expenses. You must maintain your property; budget 1-3% of the purchase price for routine annual maintenance.

CONTRACT: This report is a summary done to a generalist level. You are expected to follow-up with specialists for greater detail, etc. You must read all of the backup information in the report and you must act on it prior to taking ownership of the property. Please reread your contract and contact the inspection company if you or your attorney have any concerns about its provisions.

IF YOU HAVE NOT ATTENDED THE INSPECTION, THERE IS LIKELY TO BE MUCH THAT YOU WON'T KNOW BY ONLY READING THE REPORT. PLEASE CONTACT THE INSPECTOR AT EITHER OF THE FOLLOWING NUMBERS:

Daytime 408-266-2706

Evening 408-266-2706

FOUNDATION: ACCESS Typical/ restricted Foundation Seismic Bolts _____ retrofit Upgrade Recommended

Full basement Crawl space Slab Post tensioned slab Combination Gradebeamed Upgrade

Pier/piling (elevated) Original construction Dug out Expanded Columns concrete / block / brick / metal/ wood

MATERIALS: Brick Block (Parged/ unparged) Terra Cotta Stone (loose) Poured Concrete Wood

SETTLEMENT NOTED: Slight Moderate Ongoing Adequate repairs made ?

HOUSE IS: Stone Solid masonry /cavity wall Brick veneer (W/O weeps) Wood frame Floor: trusses / joists / reinforced

Roof Trusses / Rafters Log Tremor Resist / Retrofit Hurricane / flood resist ? Tie Beams end braces retrofit:

Earth Earth sheltered

FRAMING: Settlement Slight Moderate Ongoing Adequate repairs made ? Access impaired

LIGHT FRAMING: Temporary supports / beams / columns Past fire damage ?

WOOD BORERS: Past activity Evidence of treatment Repairs adequately made ? Not completely seen

MISC: Additions/outbuildings (expanded septic ?) Access impaired shallow crawl space ? Wall Anchors

POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS ? EXIST:

COMPLETE WOOD/PEST INFESTATION REPORT RECOMMENDED AMATEUR WORK/REPAIRS

Unexpected minor expenses for this property may approximate: \$200 - \$300. (More) Less ?

Check with a professional engineer, pest control contractor, foundation contractor for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A SOIL? slip/heave/expand/subside		a <u>FOUNDATION CRACKS small</u>	Monitor
B FOUNDATION bulged/cracked		one time settlements / poor drainage	
Excess load Tree root Settled slab		b SLAB cracked/shrinkage/finish	
Ongoing settlement soft mortar		c Cold Pours Form Ties Porous wall	
C FOOTING size/placement/undercut/rotation		d DETERIORATED support/s column/s	
D SLAB heave/settlement		e FLOOR SAG Crown/Cuts Poor Support	
E WOOD/EARTH close contact		f CHECK/CRACK/CUT sill beam joist post	
F COLUMN unsound / eccentric load		RD g ROT/DECAY Subfloor/joist/beam/sill plate/post	
RD G WOOD BORERS ? Unrepaired damage		h DAMP WOOD bending CREEP	
RD H CANTILEVER/S unsound/rotted		RD i WOOD BORERS ? Unrepaired decay/damage	
I STOOP ROTATION Foundation/Piers ?		RD j CONDITIONS conducive to wood ROT	
J WALL FRAMING rotted/decayed/Woodborers ?		k FRAMING Crush Hangers Bridging	
K EXTENSIVE ROT/DECAY roof floors walls FRT		l LEANING STAIRS multi layered support	
L Span/header/column/support nails		m <u>FLOORS</u> deflecting / springy / creak	FYI
M LINTEL/ARCH Settled Deflected		n ROOF sags / ponds Cracked rafter/s	
N BRICK VENEER separation settlement		RD o ROOF TOP EQUIPMENT Support/rot/decay	
O WALL bulge CHIMNEY settlement/cracked		RD p TRUSS Rising Cut / damaged chords / rafters	
P Poor bearing soil? Soil/rock ?		q <u>RAFTER/SHEATHING rot/decay</u> delamination	Expert
RD Q PORCH BEAM rot/decay Expanding Lintels		r LINTEL rusted / expanded	
R ENCLOSURE w/o CONTINUOUS FOOTINGS ?		s WALL BULGE / CHIMNEY SETTLEMENT	
S VERTICAL/LATERAL LOADS ? Drift		t CAVITY WALL flashing / weep holes	
T STRUCTURAL CONCRETE DETERIORATION?			

Corresponding Major Concerns

Note: Various alterations/upgrades & additions have been performed. Check for final permits. If none exist, have fully inspected by the local code authorities & a qualified engineer.

Corresponding Minor Concerns

q. Various rafter tails are damaged-check the pest report.

m. Floors creak at various areas.

a. Minor vertical foundation cracks exist with the widest being approx. 1/4 inch - monitor.

Note: Various temporary piers & posts have been installed (appears to have been added to support the upgraded tile flooring).

Note: Soils are partially missing under the foundation located at the crawlspace entry area-recommend repacking soils as needed. Soils have contact to wood at various pier posts & at the crawlspace entrance area-vulnerable for moisture & wood borer damages.

REV. 2/08 Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report.

NOTE: Sealed boxes are not opened, electromagnetic fields (EMF) are not checked. EMF Electromagnetic Fields ?

ACCESS: Typical restricted Utility off/system not checked Voltage 120 / 240 / 208 1 3 Phase Main Breaker

Approx. Amps: Entrance cable _____ Meter base _____ ? Main Box/es 200 / 100,100 **EXPANDED SYSTEM**

Underground Weatherhead Breakers fuses Buzz/hot (resettable) Useful Upgrade

PANEL: Location: Main Panel Right elevation

Sub Panel: entry hall **Main Disconnect:** Right elevation

Labeled unlabeled (partial) Single multiple trough

Expansion Room Y R N

A/C Readily Accommodated Y T N N/A

Loose wiring in panel Hostile environment

GROUNDING: Plumbing/gas/rod foundation multiple central ? Surge suppressor/s Lightning rods useful upgrade/s

GROUND FAULT BREAKER/S: Panel/Bath/Garage/Exterior/Pool/Kitchen/Basement _____ Extended/Useful Upgrade

PLUG DISTRIBUTION: Minimum typical upgraded two/three hole type/combination Hidden devices/switches?

WIRING: Closet/Custom/Pool Lighting Outbuilding/Yard Low Voltage/DC Lighting Auxiliary/heat tape Extra circuitry recommended

Supplemental Power Substandard maintenance Circuit check recommended

AMATEUR WORKMANSHIP: _____

INSURANCE INFORMATION:

Original Service heavied up (incomplete)

% wiring upgraded/added 50 Yrs Ago _____ ?

Entrance CU Major Appl CU Gen Light CU

(At)(CU = Copper AL = Aluminum)

Romex/(Loomex) ungrounded romex BX Conduit Knob + Tube

Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?

Check with an electrician, code authority, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A INADEQUATE POWER SERVICE		a ENTRANCE/MAJOR APPLIANCE LEADS loose	
B ENTRANCE CABLE UNDERSIZED		ANTIOXIDANT needed	
* C ALUMINUM general lighting circuits		b TRIPPED BREAKER/S BLOWN FUSES	
D UNFUSED/UNPROTECTED circuit/s (>5')		c MULTIPLE taps/Circuits ? EXTENDING of circuitry ?	
E OVERFUSING		d CIRCUIT(S) not connected in panel	
F WATER/RUSTED connections in box		e EXTENSION cords <u>SPLICED wires</u>	Repair
G SHORT CIRCUIT burned/frayed wiring		f FRAYED appliance wires PLUGS	
H <u>GFCI/ARC Fault/Circuit Breaker bad/broken</u> .	Replace	g ADAPTERS Nonpolarized/ungrounded	
LNA I KNOB AND TUBE wiring system		h <u>WIRES/BOXES</u> uncovered/loose <u>unprotected</u>	Repair
J EXTENDED major appliance circuit		<u>FIXTURES</u> broken/ <u>defective</u> clearance ?	Repair
K GROUND BONDING STRAP/ROD missing/loose		i <u>RECEPTACLES</u> dead/ <u>ungrounded</u>	Repair
L <u>CONTACT HAZARD</u> exterior/ <u>interior</u>	Repair	painted/broken/covers/rusted/loose	
		poor connections reversed polarity.....	
		j <u>SWITCHES/DIMMERS</u> defective	FYI
		multiple pole needed	
		k ANTENNA Close wire contact/ungrounded	
		l ENTRANCE frayed/in trees	
		m METER/ENTRANCE CABLE loose/frayed/drip leg	
		n OUTSIDE FIXTURES open to weather	Repair
		o WIRE/PANEL damage/inappropriate	
		p DOORBELL nonfunctional	
		q SUB PANEL bonding/grounding ?	

Corresponding Major Concerns

L. Garage subpanel cover is not installed & no screws located to install it-contact hazard. Wiring is exposed located at the master tub access panel in the master closet.

K. Cannot confirm proper bonding within the main panel for the neutral bus bars-no bonding strap or screw located.

Note: Rear elevation disconnect box (located at the right side of the garage) disconnect lever is pulled however, power still enters the box-the wire cover inside this box is damaged leaving the wiring exposed-contact hazard.

H. The GFCI breaker does not trip properly when tested located in the garage subpanel. A GFCI outlet does not trip properly when tested located at the master bathroom.

Corresponding Minor Concerns

i. Various three prong outlets test ungrounded. Recommend installing a full weather resistant plastic cover at the right elevation outlet.

h. Unprotected wiring at the rear elevation overhang where going to a light fixture.

n. Various exterior fixtures are loose & not sealed.

j. Cannot determine what various switches operate.

h. Light fixtures do not operate located over the hall bath toilet & at the front entry alcove area (bulbs?).

e. Spliced wiring is not installed into a junction box located in the crawlspace under the rear right bedroom.

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PLUMBING

No. **1234 Home Street**

ACCESS: (A) Typical (A) restricted (B) Utilities off/equipment not checked (B) Dry system Water Pressure 75 PSI Reducing valve Upgrade

WATER: (C) Public ? (D) Private Separate (E) together (F) Shallow (F) deep (G) abandoned

TREATMENT: (Ha) Hookups (Hb) Equipment (Hc) Operating ? (Hd) Bottled water (I) Fixture stains (J) Quality test recommended

MAIN SHUTOFF: (K) Location Front elevation (K) Poor access (L) FIXTURE SHUTOFFS: Y N (La) Some

(M) Backflow/Anti-siphon devices (N) HOSEBIBBS Standard/Frostproof/off (N) access, needed ? (N) Valve (N) petcock

(O) Street/well supply line: (P) Internal Supply lines: (Q) Drain, Waste, Vents (mechanical): Exterior

(a) Lead (a) Gal (c) Brass (d) Copp (e) Plas ? (a) Gal (b) Brass (c) Copp (d) Plas (a) Gal (b) Cast (c) Lead (d) Copp (e) Plas

WASTE: (R) Public ? (S) Private septic system (S) (Infringements) Expansion room ?

(T) Pump dependent system/cistern

INSURANCE INFORMATION:
 % supply piping updated 95%
 Number of years ago ?

MISC: (V) Hot tub (W) Whirlpool (X) Steam bath (Y) Sauna

(Z) Lawn sprinklers (work) ? (Z) Zones 12 (Z) Well Problems: _____

TILE: (A) Mastic/Mud/Painted (B) Previous repairs: _____ (B) Vulnerable

(A) ATTENTION: (A) Sewer pipe through wall (E) Bar/laundry pump (E) Small/old septic system (E) Orangeburg ? (H) Check/flush valve

(H) Fixtures W/O overflow/painted/relined/fiberglass (H) Tub W/O Access (H) Ceramic tub/stall (H) Safety Glass? Enclosure ? (H) Fixtures/pipes overhead/outside wall

(H) Fire Sprinkler (H) Old gas lighting system (H) rigid pipe/seismic area (H) Lead supply line (H) Cisterns (H) Cultured Marble / Marlite tub/stall

(R) Rough in/partial (A) House trap (A) Stains tub/shower _____ Problems

(U) WASHER: N/A Age _____ Replace Prob. H M L \$ _____ W/D connection/s available

(V) DRYER: N/A Age _____ Replace Prob. H M L \$ _____ Gas/electric (U) Un - vented/long/cold/Plastic

(W) WATER HEATERS: #1 Age ? covered Replace Prob. H M L \$ _____ #2 Age _____ Replace Prob. H M L \$ _____ Gas (X) electric (Y) oil

(A) LP gas (A2) solar (B2) Heat pump (C2) Circulated (D2) Integral boiler (E2) 40 / _____ Gal. Tank/s (F2) strap/flex line upgrade (G2) Instant (H2) Central

AMATEUR WORK: (I2) (I2) Substandard Maintenance

(L2) Unexpected minor expenses for this property may approximate: \$200 - \$300. (More) Less ?

(M2) Check with a plumbing contractor, code authority, health official, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A WELL/SEPTIC failure/equip. out/repairs		a FLOOD RIM Laundry tub "S" trap backvent ?	
B GRAY/BLACK water septic remains ?		b DRAIN slow/stopped/incline trap/missing	
C EXTRACTOR PUMP failure/seal		c STORM WATER to sanitary sewer	
D VERY/LOW FLOW 1/2" pipe/clog/kink ?		d WATER HAMMER hangers/unlike metals	
E FROZEN SYSTEM present/past ?		e WATER HEATER leak/drain/clean dip tube ?	
F FREEZE VULNERABLE pipes pumps ?		adjust flame shield/flue connection/backdraft ?	
G SHOWER/TUB leak split? Rusted	Expert	elements/thermostat/thermocouple ? extension pipe	
H CROSS CONNECTION Supply/Waste ?		f FIXTURES missing/loose/marred/crack	
I TILE REPAIR Wall protection		stained/chipped/peeling/crazing	
J T/P VALVE needed/relocate ?		g HARDWARE clog/chatter/reverse/rebuild WELL	
K DWV/SUPPLY Pipes Leaking/broken Lead ? ...		h POPUP DRAIN CONTROL repair/missing	
L BACKVENT missing/location ?		i VALVE repack/washer/seat handle/no access	Repair
M BRASS PIPE Deposits Copper/lead Acid		j TOILET loose/leaks/hardware/flush/cracked	
		k SHOWER DOORS/HEAD repair hardware caulk	
		l TILE caulk/grout/reset/replace shower guards	Repair
		m BATH FANS out/noisy/extend Upgrade	Repair
		n TUB COMPRESSION SEALS out/no access ?	
		o GAS leak/valves/drip legs/flex pipe	
		p DRIP TRAY water heater/washing machine/air handler ..	
		q LEAKS/CORROSION pipes/fittings/other	Monitor
		r SPRINKLER REPAIRS	
		s WASHER/DRYER drip pan/hoses/knob/noisy/vent	

Corresponding Major Concerns

G. No access to the master tub Jacuzzi style motor located. Motor appears to be sealed closed by tile & grout.

e. Water heater is not blocked to the walls per the CA state's requirements.

Note: Excludes inspection of water treatment system, however, the drain line is attached directly to the sewer line in the crawlspace without the use of an air gap. Check with the mfr. specifications and the local code authorities for proper installation.

Note: Recommend painting the exposed ABS piping on the roof to seal from the sun's ultra violet rays.

Corresponding Minor Concerns

i. Main water supply valve is buried in the soils.

l. Hall bath tub fixtures need caulking.

m. Master bath fan & the laundry room fan are noisy.

q. Corrosion exists at various fittings in the crawlspace but not leaking at this time-monitor.

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance * = Questioned acceptance RD = Regulated Disclosure † = Do-it-yourself item be a "major problem" if extensive or professionally contracted.

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BASEMENT/CELLAR/CRAWL SPACE/SLAB

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No. 1234 Home Street

ACCESS: Typical / restricted / none Traversed: fully partially none N/A

UNDER HOUSE SPACE IS BEST DESCRIBED AS:
 Basement Cellar Crawl space Slab Combination Grade beams used Open (elevated unit) Garage

FLOOR: Dirt (No vapor barrier) Concrete Finish: tiles carpeting wood

CRAWL SPACE: entered/inaccessible DEEP FROST Conditioned ceiling/walls insulated (partial)

Air passage basement/crawl space

VENTILATION: (Typical Restrictive none) Ducts wrapped Upgrade Pipes wrapped Upgrade Copper Only

FINISHING: All/some/none Original ? added later professional ? amateur no chimney access

Heat/cool (Partial) Original Extended Added Ceiling/walls insulated ? (Partial)

Mildew noticed Dehumidifier recommended Form ties/foundation: unparged

LOWEST LEVEL: Floor drain: Y N Outside entrance: Y N Areaway drain: Y N N/A

Stiffening posts/beams Floors shimmed/ bridging added Hearth forms remain

Window/Door damaged/loose Basement newly finished ? freshly painted

WATER/MOISTURE SYMPTOMS: Efflorescence Peeling paint Swelled materials Stains Loose flooring

Rotted/decayed wood Silt Water on floor Damp floor/walls Mildew/odor Raised appliances/storage

Window stains Rust stains/appliances Other

EXISTING WATER CONTROL MEASURES: Wall sealants Joint fillers Filler/coving against wall Floor-wall sluice

Underdrain Perimeter drain/Sump pump Retrofitted (AC/DC) Location/Restricted/Sealed ? Wall/Floor plastic

Other

Water seepage/dampness probability after recommended changes HIGH MEDIUM LOW
 (See below and also see exterior key sheet for changes)

AMATEUR WORKMANSHIP: Radon Mitigation active/passive

Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?

Check with a professional engineer, code official, drainage expert _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A PERSISTENT FLOODING likely.....		a OCCASIONAL SEEPAGE DAMP WALL	Repair
B PERSISTENT MINOR SEEPAGE likely		Mildew/mold formation likely/possible ?	
RD C HIGH MOISTURE/ROT/DECAY conditions		b CRAWL SPACE ventilation inadequate ?	
D SPRING/HIGH WATER TABLE likely ?		+ c VAPOR BARRIER needed/incomplete	
E DEWATERING SYSTEM needed		d AREAWAY damp STEP rust/rot	
F DEWATERING VITAL AC dependent		e SUMP PUMP inoperative ? shallow/ no checkvalve/freeze vulnerable/cover missing/ discharge short/to sewer	
G POINTING/PARGING needed ?		f STEPS loose/rotted/decayed tripping hazard	
H WATER SPOTS through slab		g ASHDUMP Clean/secure/provide door	Repair
I SLAB SETTLEMENT		+ h INSULATION fallen/reversed	Repair
J WICKING MOISTURE/CONDENSATION		i Wood forms/debris present	

Corresponding Major Concerns

Corresponding Minor Concerns

Note: Soils & concrete are close to the same level as some of the foundation vents. This can allow water intrusion and can also hide pest infestation.

- a. Signs of water intrusion into the crawlspace.
- i. A lot of wood and debris exists in the crawlspace. Wood form boards still exist located under the master bathroom area.
- h. Floor insulation has fallen at various areas under the master bedroom.

"Seepage" would rarely be expected to build water more than an inch or so deep.

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CONFIDENTIAL: CLIENT MAY NOT SELL OR TRANSFER THIS REPORT.

KITCHEN

No. 1234 Home Street

NOTE: Appliances are not moved, areas beneath are not checked. Freezers, food centers, and oven self-cleaning functions are not checked.

KITCHEN: Complete Incomplete ACCESS: Typical restricted
 New Original Updated partially/completely Approx. 5 years? years ago

EXHAUST FANS: External discharge (down draft) Recirculating None Upgrade

APPLIANCE	Heat Source	Approximate Ages	Replace Prob.	Cost
<input checked="" type="radio"/> Range/s wall oven/s Convection - <input checked="" type="radio"/> Cont./Self cleaning Microwave	<input checked="" type="radio"/> <input type="radio"/> LPG	5 years? 5 years?	(cook) H M <input checked="" type="radio"/> L \$	
Cooktop (ceramic)	G E LPG	0	(Cook) H M L \$	
<input type="radio"/> Refrigerator <input type="radio"/> (ice maker)		5 years?	(Ref.) H M <input checked="" type="radio"/> L \$	
<input type="radio"/> Dishwasher (portable)		5 years?	(D.W.) H M <input checked="" type="radio"/> L \$	
<input type="radio"/> Compactor		0	(Comp.) H M L \$	
<input checked="" type="radio"/> Instant Hot		0	(I.H.) H M L \$	
<input type="radio"/> Disposer <input type="radio"/> Poor Switch Location		5 years?	(Disp.) H M <input checked="" type="radio"/> L \$	

APPLIANCES NOT TESTED: Self Cleaning Cycle Refrigerator Pest telltales Extermination recommended

AMATEUR WORKMANSHIP: Substandard Maintenance

Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?
 Check with an appliance contractor, code official, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A TOTAL REMODELING recommended		a OVEN bake/broil element out/together	
B FLOORING buckled/swelled/split/seams scratched/damaged		DOOR hinges ? warped/glass/latch gasket/closure oven dirty	
C CABINETS or COUNTERTOPS damaged		b <u>COOKTOP</u> element/ <u>burner out</u> /stained	Repair
D EXTRA CIRCUITRY recommended		c MICROWAVE out/timer/malfunction ?	
E GAS/MICROWAVE leakage/problem ?		d REFRIGERATOR/freezer out/noisy/closure cabinet not level/dirty/damaged	
F STOVE CLEARANCE top/side/window		GASKETS torn/loose/dirty DEFROST FAN/ SHELVES/TRAYS/CASING damaged/missing	
G <u>CHARCOAL COOKING EQUIPMENT</u>	FYI	e ICEMAKER out/noisy/leaking ?	
Corresponding Major Concerns		f DISHWASHER noisy/out/leaks discharge hose blocked/traps water no vacuum breaker latch ineffective DOOR springs/rust/gasket	
G. Do not use charcoal within the house! Note: Oven LED panel does not operate & is loose-have further inspected & repaired by a qualified appliance contractor.		g DISPOSER out/leaks/jammed/noisy smells/rusted/wire loose	
		h INSTANT HOT out/leaking/wire	
		i <u>EXHAUST FAN</u> out/dirty/ <u>noisy</u> /drafty/flap discharge ?	Repair
		j COMPACTOR out/dirty/noisy/locked ?	
		k SINK damaged hardware leaks RINSE HOSE out	
		l CABINETS/COUNTERTOPS damaged/loose	
		m DOORS/DRAWERS strike/guides/hardware	
		n FLOOR seams/buckled/uneven/loose/ dirty/delaminated/torn ?	
		o PILOTS/CONTROLS out range no power	
Corresponding Minor Concerns		i. Barbecue exhaust fan is noisy. Kitchen exhaust fan duct does not extend fully into the roof jack.	
		b. Front left burner does not self ignite located on the gas range.	

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ACCESS: (A) Typical **(A) restricted** ATTIC ACCESS: (A) Typical **(B) restricted** **(B) none** ENTERED: Fully Partially _____

WALLS/CEILINGS: Plaster (**(C) Wood** **(D) Rock** **(E) Wire lath**) **(F) Drywall** **(G) Paneling** **(H) Beaverboard** **(I) Acoustic tile**
(J) Dropped tile **(K) Wood** **(L) Tin** **(M) Precast** **(N) Wallcovering/paint over paper** **(O) Textures/sand paints**
(P) HI HAT Recessed lighting fixtures **(Q) (no access)** **(R) PREVIOUS WALL/CEILING REPAIRS:** various areas

PRIMARY FLOORS: **(R) Strip** **(S) Tongue and groove (face nailed)** **(T) Parquet** **(U) Ceramic/quarry tile** **(V) Vinyl squares** **(W) Sheet vinyl**
(X) Carpet **(Y) Slate** **(Z) Marble** **(A1) Cork** Other: _____

PRIMARY WINDOWS: **(B1) (W=Wood M=Metal V=Vinyl)** GLAZING: **(C1) Single** **(D1) double** other: _____
(E1) Single/double hung **(F1) Casement** **WOOD** **(G1) Sliding** **(H1) Awning** ?
(I1) Jalousie **(J1) Fixed** **(K1) Original** **(L1) upgrades** **(M1) Old casings remain** **(N1) Sun Awnings** Storm shutters ?

STORM WINDOWS: **(O1) None/some/all/incomplete** upgrade recommended Major / Minor condensation evidence

FIREPLACE/S: **(P1) Prefab #** **(Q1) masonry # 3** **(R1) unlined/relined ?** **(S1) Without damper/s** **(T1) Firebrick ?** **(U1) Access restricted**

INSULATION: **(U1) Attic Loose Fiberglass** ? R Value 10" Wall _____ ? R Value _____ **(W1) upgrade**
(R=Retrofitted P=Partial U=Upgrade Recommended)

ATTIC VENTILATION: **(X1) Typical/** **(Y1) restrictive/damaged** **(Z1) none** Soffits (baffles) Gables Ridge thru roof Window Wall grilles upgrade

ROOF: **Leakage Evidence** **(A1) stains** active/inactive ? **Leakage Probability: HIGH MEDIUM LOW** Evidence of condensation

FANS: **(A2) Bath** (**(B1) discharge to attic**) **(B2) Attic/thermostat** **Not Tested** **(C2) Whole house (unguarded)** **(D2) Ceiling paddle fans**

PARTY/FIRE WALLS VISIBLE: **(E2) Basement crawl space** **garage** attic **(E2) Masonry/gypsum** **(F1) Open**

MISC: **(F2) Garage Door:** **(F2) Auto Reversing** **(F2) Non-reversing** **Release** **(G1) Alarms: Smoke/Carbon Monoxide** **Recommended Upgrade Test**

Elevator: **(I2) inclinator (tension safety)** **(J2) Security/ Intercom/ System/ Not Inspected** **(K2) Central Vacuum** **(L2) PAINT: FRESH LEAD ?**

*Pest Telltales: **(M1)** **(N1) Exterminate/clean/deodorize** **(O1) Ext. Doors: Sliding/hollow core** **Safety Glass** ? Bars

AMATEUR WORKMANSHIP: **(P2)** **(Q2) Substandard Maintenance:** _____

(Q2) Unexpected minor expenses for this property may approximate: \$200 - \$300. **(More)** Less ?
(R2) Check with a professional engineer, code official, health official, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
* A FIREPLACE/CHIMNEY unsafe		a WALL/CEILING loose/cracks/nail pops	Repair
B WOOD STOVE clearance/creosote		stains/spalling/repairs	Repair
C HEATING unit clearance ?		b PAINT old/faded/peeling/alligating	
D HI-HAT lights (recessed) insulation ?		c FLOOR/CARPET loose/marred/stained/dirty	
E INSULATION uncovered UFFI ?		d FLOOR SAG cracked floor tiles	
F GARAGE SLAB elevation/flames separation ?		e WINDOW/DOOR adjust/repair/replace/stuck/ weatherstrip/hardware/locks/screens/glazing/seals ?	Repair
RD G FRIABLE ASBESTOS ?		f STORM SASH incomplete/broken/adjust caulk/weep holes	
H SLAB DUCTS water/chemicals ?		g TRIM missing/damaged/renail	
I Condensation/ventilation/ice dams ?		h FIREPLACE smoky cracked/point up (cap+screen) Gas logs service/repair Clean ashdump/tile Clearance Damper seal/warped/rod	Repair FYI
J CEILINGS/WALLS damaged/loose wallpaper/paint repairs		i INSULATION placement/baffles/vapor barrier vents blocked/pests/screening	
K FLOOR stained/swelled/rotted damaged		j FAN/S attic/whole house out/mounting	
L CARPET Worn/Torn/Stained/pet odor		k GARAGE DOOR broken/sags/tracks/springs/ locks/power supply/remotes ?	Upgrade
M WINDOW/DOOR repair/replace/secure	Repair	l BATH TRANSOM loose/missing	
clouded between panes	Repair	m CENTRAL VACUUM out/activators ?	
N PARTY/FIRE WALL material type/missing/ incomplete		n STAIR Risers uneven railing PULLDOWN	
O SMOKE ALARM missing/inoperative/location		o VAPOR RETARDER in attic missing/reversed	
Corresponding Major Concerns		Corresponding Minor Concerns	
M. Kitchen skylight is clouded between the panes of glass indicating the thermal seal has failed. Skylight dome is cracked at the rear elevation overhang. One master bedroom window appears to be clouded between the panes of glass. Note: Excludes inspection of the alarm system.		e. Master bedroom pocket door is difficult to operate. Hall bath door does not stay open properly.	
		a. Cracks exist at various areas. Entry ceiling shows signs of past repairs.	
		h. Recommend installing a damper stop due to the gas log unit at the living room fireplace (not tested-no gas key). Family room fireplace damper door is missing & cracks exist in the firebox.	
k. Garage door opener is a non reversing opener-recommend upgrading. Garage door opener disconnect pull cord is missing.			

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EXTERIOR: ACCESS: Typical restrictive none ROOF: ACCESS: Typical restrictive none

ROOF INSPECTION TYPE: Walked/viewed from: edge/ground ROOF PITCH: Steep Moderate Low Flat

ROOF LOC.	TYPE	AGE	LAYERS	5 YR. REPLACE PROB. (\$)
MAIN	WS	17	1	H M L \$
PORCH(ES)				H M L \$
BAY				H M L \$
GARAGE	WS	17	1	H M L \$
OTHER				H M L \$

ROOFING LEGEND

A= <input type="radio"/> Asphalt Shingle	AL= <input type="radio"/> Aluminum Panel	M= <input type="radio"/> Metal
BUR= <input type="radio"/> Built UP Roofing	CP= <input type="radio"/> Corrugated Plastic	SP= <input type="radio"/> Single Ply Membrane
RM= <input type="radio"/> Rolled Mineral	S= <input type="radio"/> Slate	WS= <input type="radio"/> Wood Shake/Shingle
TC= <input type="radio"/> Terra Cotta/Clay/Concrete	V= <input type="radio"/> Vinyl	Open/Solid Sheath/Felts
	AC= <input type="radio"/> Asbestos Cement	CS= <input type="radio"/> Composite Shingles

SKYLIGHT/S (Curb/s flush) ROOF COATING (asphalt/polyurethane/) ROOF HATCH

REPAIRS to roof/flashing various areas HIGH Maintenance/VULNERABLE areas: Flashings and valleys

5 YR. Maintenance Budget: \$ Mold/Moss/Discoloration noted:

GUTTERS: Incomplete Attached Box Trough Yankee Internal Alum Galv Copper Vinyl Wood

Screens Underground Drains 5 year replace prob.: H M L \$

SIDING MATERIAL: WOOD Drop Panel / no "Z" flashing Shiplap Board + Batten Shingle/Shake Pressboard

Asphalt shingle Asbestos cement Aluminum/steel (ground recommended)/vinyl Other no "J" channel

stucco (permastone) Texture/EIFS Stone/brick/block Painted Masonry SOFFIT/TRIM Unstable Materials

CHIMNEY(S): gable/ eave/ridge/other No cricket GAS: lawn light/Grill abandoned LAWN SPRINKLER Zones 12

PREVIOUS REPAIRS: stoops/steps/walks Upgrade TREES: Large/overhanging

DRAINAGE: Recent improvements/repairs made Swale/french drain close to house

IMPROVEMENTS: POOL Heated Cover Repairs TENNIS COURT lights Retain/seawall/s

SITE: Above/below street Risk H M L Test YARD: Flat/ rolling/steep Waterfront/flood ? Debris

DRIVEWAY: dirt/gravel/asphalt/concrete/brick Slab/freeze SUBSTANDARD MAINTENANCE PAINT: FRESH LEAD ?

AMATEUR WORK: Porch/deck/dock 5 Yr. replace prob. H M L \$

Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?

Check with a professional engineer, pest control contractor, roof contractor for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A ROOF/FLASHING Repairs	Expert	a ROOFING material repairs	
B ROOFING prematurely aged		b FLASHING repairs vent collars	
C ROOF PITCH sagging/ponding		valley/sidewall/chimney/base	
RD D SHEATHING/RAFTER Rot likely ?		c CHIMNEY cap/weathering repairs	
E CHIMNEY Roof height/top repair		d MASONRY flaking/point/clean/repair	
F MASONRY Repair/point up/parge		± e GUTTER realign/reail/clean/repair Add	Repair
G BRICK flaking/spalling		f DOWNSPOUT add/clean secure/extend/repair	
H SIDING/TRIM Clean/repair/replace/paint/stain		g VENT STACK opens below roof	
I PAINT failure/chalked		RD h SIDING buckled/kinked/delaminated	
J STUCCO texture bulge/crack(s) EIFS		split/loose/rotted/decayed ? No "J" Channel	
K PARAPET WALL Soffit damage		RD i TRIM/SIDING Caulk/paint/repair	Repair
L PORCH/DECK/DOCK/pier/rail/escape/repair/replace		Roof contact Wood borers Earth contact	
M STOOP/STEP/SLAB Repair/replace	Repair	j PORCH/DECK/DOCK/pier/rail/escape pad/bracing/repair	
N DRIVEWAY repair/slope/drain		k CAULK windows/doors/thresholds/utilities/slabs	
O RETAIN/SEAWALL repair/rebuild/replace		± l STOOP/walk/patio/drive voids/repairs	
* P POOL repairs/fencing Tripping hazard/s		m BREEZEWAY/GARAGE/SLAB settled/seal	
* Q OUTBUILDING (S E H P E) Placement ?		n DRIVEWAY/SLABS drain to house/cracked	Repair
		± o LANDSCAPE grading/swales/catches	
		p RETAIN/SEAWALL point/weepholes/repair	
		RD q FENCE posts/slats rotted/decayed/broken	
		± r TREES/LIMBS/VINES/SHRUBS trim/remove	
		RD s Form boards/debris pests present	
		t IRON work/rail rusted/damaged	
		u COLUMN BASE rot/crush vent holes	
		v PARAPET WALL soffit damage	

Corresponding Major Concerns

A. Various skylights are not secured to the framing. Roof shakes are damaged at various areas. Have the roof inspected by a qualified roofing contractor.

M. No step located at the rear bedroom patio door unit-tripping hazard.

Note: Excludes inspection of the shed.

Corresponding Minor Concerns

i. Minor stucco cracks exist. Various foundation vent screens & one rear elevation overhang screen are damaged. Wood base at the family room patio door unit is vulnerable for moisture damages.

e. Gutters show signs of leaking at the seams.

n. Front right pavers drain water toward the house.

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Date

Client: Buyer or Seller

Property: 1234 Home Street

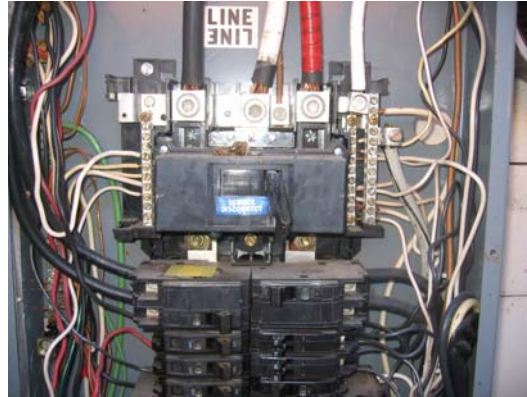
Santa Clara Valley, CA

Agent: Name of Client's Agent

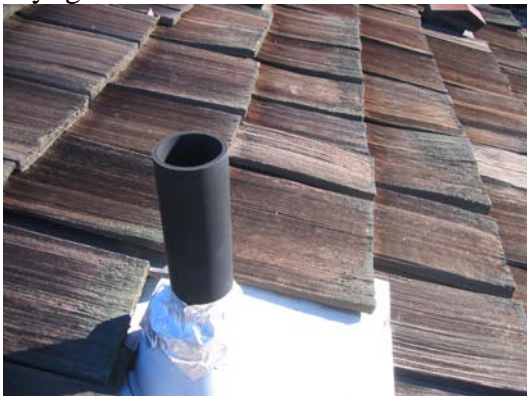
Page 1 of 4



Sample view of a loose non anchored skylight



View of the neutral bus bars apparently not bonded to the box in the main panel



Sample view of an unpainted plumbing vent pipe



View of the exposed wiring at the master bath tub area



Sample view of damaged roofing materials



View of the kitchen exhaust duct not extended into the roof jack

1234 Home Street (cont.)



Sample view of wood to earth contact at the crawlspace access opening



Sample view of the wood form boards still installed at the foundation



Sample view of wood to earth contact at an added pier post



Sample view of wood debris in the crawlspace



View of the soils subsided under the foundation

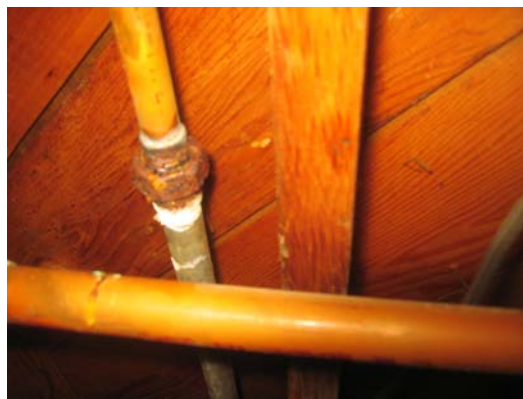


View of the water treatment system attached directly to the sewer line

1234 Home Street (cont.)



Sample view of ducting partially missing insulation



Sample view of corrosion at a fitting in the crawlspace



Sample view of fallen floor insulation under the master bedroom



Sample view of a temporary pier & post installed



Sample view of building debris in the crawlspace



Sample view of efflorescence indicating water intrusion into the crawlspace

1234 Home Street (cont.)



Sample view of materials that could possibly contain asbestos on the ducting



View of the spliced wiring not installed into a junction box under the rear right bedroom