



HOME INSPECTION REPORT

Prepared For Exclusive Use By
John Doe



For The Property Located At
123 Elm st, San Diego, CA 91977

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General Information

Property Address:	123 Elm st
Property City:	San Diego
Property State:	CA
Inspection Date:	12.20.2010
Inspection Start Time:	02:00:00 PM
Inspection End Time:	04:15:00 PM
Inspection Weather:	Cold and windy and raining lightly
Inspector's Name:	Christopher Dembroski
Client's Name:	John Doe
Inspection Fee:	\$250
Structure Type:	Wood Frame
Furnished:	Unfurnished
Number of Stories:	1
Structure Style:	Townhouse
Structure Orientation:	West
Property Occupation Status:	Unoccupied
People on Site At Time of Inspection:	Buyer, Buyer's Agent

HOME INSPECTION REPORT

Exterior

Grading and Drainage

Surface Drainage

1.1 - PREVENTIVE: The soil is not sufficiently sloped or graded to drain runoff water away from the multiple locations around the residence. Inadequate drainage and grading around a building can lead to moisture intrusion and create an environment conducive to the growth of mold. It can also damage the foundation and/or cause excessive settlement. As a preventive measure we recommend that the soil be sloped to drain surface water away from the residence for ten feet or more and/or that hardscaping be installed, and/or that an appropriate drainage system be provided.



Hardscaping

Patio

1.2 - COMMENTS: The brick patio areas at various locations around the residence are functional.

Walkways

1.3 - COMMENTS: The concrete walkway at multiple locations around the residence is functional.

Site Features

Fencing and Gating

1.4 - DEFICIENT: The fencing at the westside of the patio is damaged and needs repair.

Watering System

1.5 - DEFERRED: A sprinkler system is installed on the property. However, since evaluation of any type of grounds watering system is outside the scope of a home inspection, you may wish to have a landscaping contractor evaluate the system before the close of the transaction. In any event, it is important that you make sure the sprinklers do not spray against the residence, or create water pooling around the base of the home, as water can cause damage to the foundation and exterior, and can also lead to moisture intrusion and mold growth within the home.

Building Features

Wall Coverings

1.6 - DEFICIENT: The stucco wall coverings at the the west side of the detached garage are damaged and need repair.



Fascia and Trim

1.7 - COMMENTS: The fascia board and trim appears to be in satisfactory condition.

Eaves and Soffits

1.8 - DEFERRED: A pest control inspection and report should verify the presence of wood damage/decay to the eaves at the west side of the detached garage and the need for any repair/replacement. If the building has not yet been inspected by a licensed pest control operator, you should have this done as soon as possible.

Screens

1.9 - DEFICIENT: There is a damaged window screen at the south side of the home that you may wish to have repaired.



1.10 - DEFICIENT: There are missing window screens at multiple locations around the home that you may wish to have repaired.

1.11 - DEFICIENT: There is a missing slider door screen at the east side of the residence that you may wish to have replaced.

Pergolas and Trellises

1.12 - DEFICIENT: The homes attached pergola shows minor signs of decay this should further evaluated by a pest control technician to determine if it is caused by wood destroying pests. If you have not yet had a termite inspection it is highly advised that you do.



Structural

Slab Foundation

General Comments

2.1 - COMMENTS: The residence has a concrete slab foundation. Not all slab foundations are alike, however. For example, steel reinforcement bars and moisture barriers were not used in earlier slabs, but are included in most new slabs. Some slabs are post-tension, which incorporate the use of cable that is put under tension to help prevent cracking. In any event, our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any significant cracks or structural deformation. However, we do not move furniture or remove the floor coverings, nor do we use any specialized measuring equipment. It is, however, important to note that most concrete slabs are found to contain cracks when the floor coverings are removed, but cracks that are less than 1/4" and are not offset are generally not considered to be structurally significant.

Concrete Slab

2.2 - COMMENTS: The visible portions of the concrete slab foundation appeared to be in satisfactory condition at the time of the inspection.

Garage Foundation

General Comments

2.3 - COMMENTS: The garage rests upon a slab foundation. Our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any evidence of significant cracks or structural deformation, but we do not move stored items or vehicles.

Concrete Slab

2.4 - COMMENTS: The garage slab has some typical cracking usually associated with shrinkage, settlement, expansion, etc, but do not appear to be structurally threatening.

Roof

Primary Roof

Composition Shingle

3.1 - COMMENTS: The composition shingle roofing material appeared to be in satisfactory condition relative to its age. The roof was walked on for the inspection.

3.2 - MAINTENANCE: There are leaves or debris in some of the valleys that need to be cleared off to help prevent premature deterioration of the coverings and to facilitate drainage.



Protrusions

3.3 - COMMENTS: Where visible, the roof protrusions (vent pipes, etc.) appeared to be well sealed and/or flashed and in satisfactory condition.

Attic and Loft

Attic

General Comments

4.1 - DEFERRED: There are sections or areas of the attic at the east side of the residence that could not be entered for inspection.

Access

4.2 - COMMENTS: There is a clear access to the attic in the laundry room that was entered in order to evaluate the attic areas and components.

Ventilation

4.3 - COMMENTS: Ventilation within the attic appears to be adequate and the accessible vents appear properly screened.

Insulation

4.4 - COMMENTS: The attic floor is insulated with approximately 7 inches of loose fill insulation, which should be adequate.

Electrical

Service

Service Disconnect

5.1 - COMMENTS: The 100 amp main disconnect is located inside the main panel.

Grounding Electrode System

5.2 - SAFETY: We were unable to ascertain whether or not the main electrical panel is grounded. In older panels such as this, the grounding wire is usually clamped to a water line or driven rod, or both, but none were found. The absence of a system ground represents a significant safety hazard, and this condition will need evaluation and correction by an appropriately qualified specialist.

Main Panel

Main Panel

5.3 - COMMENTS: The residence is served by what appears to be a 100 amp panel, located at the east side of the residence.

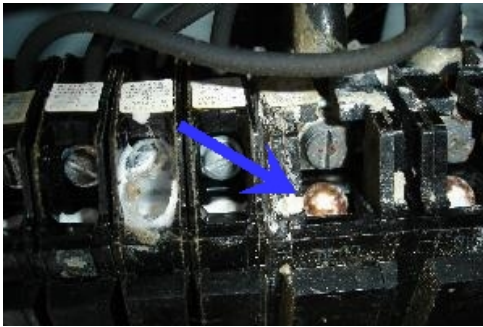
Panel Covers

5.4 - DEFICIENT: The exterior cover for the main electrical panel rusted and will need to be serviced by an appropriately qualified specialist.



Circuit Breakers

5.5 - DEFICIENT: One or more of the main panels circuit breakers is corroded and should be further evaluated by a professional.



Wiring

Wiring Types

5.6 - COMMENTS: Where visible and accessible, the branch circuit wiring in this residence is primarily vinyl-wrapped NM copper.

Branch Circuit Wiring

5.7 - COMMENTS: We observed no deficiencies with the visible and accessible branch circuit wiring at the time of the inspection.

Exterior Wiring

5.8 - DEFICIENT: There is an open electrical junction box at the the east side of the residence which should be sealed so that any arching or sparking would be contained within the box, and to help keep moisture out.



Garage Wiring

5.9 - DEFICIENT: There is an open electrical junction box at the east side of the garage that should be sealed so that any arching or sparking would be contained within the box, and to help keep moisture out.



5.10 - COMMENTS: For safety reasons the wiring in the garage should be in conduit. You may want to have this done purely for safety reasons.

Attic Wiring

5.11 - COMMENTS: We observed no deficiencies with the visible and accessible attic branch circuit wiring at the time of the inspection.

GFCI Protection

General Comments

5.12 - COMMENTS: Ground fault circuit interruption (GFCI) technology is life-saving and very important, but these devices can fail at any time. We recommend that you carefully test all GFCI devices for proper function on a regular basis using the manufacturers test button(s).

Plumbing

Water Supply System

Water Main

6.1 - COMMENTS: Where exposed to view, the water main entering the home is 3/4 inch copper. The supply line enters at the east side of the residence.



Pressure Regulator

6.2 - DEFICIENT: The water pressure after the pressure regulator measured 35 psi this low and will impede in the functional flow the home fixtures. It is advised that you have a certified plumber evaluated your pressure regulator to determine its condition and it ability to control pressure.

Functional Flow

6.3 - DEFICIENT: Significant flow restriction was observed at the shower. We recommend that you have this condition evaluated by a licensed plumber for further remarks and recommendations.

Hose Bibs

6.4 - DEFICIENT: The hose bib at the east side of the home is leaking and needs service.

Drainage and Venting System

General Comments

6.5 - COMMENTS: We test the drain, waste and vent (DWV) system by running water through every fixture drain and watching for blockages or slow drains. Fixture blockages become quickly evident and can usually be cured by clearing out the traps. However, if the main drain line is blocked or damaged, there is a very strong chance that it will not become apparent during the course of our inspection, and for this reason we strongly recommend that you have it video scanned by an appropriately qualified specialist to determine its present condition.

Drain and Vent Pipes

6.6 - COMMENTS: The drainage and vent piping is predominantly ABS plastic.

6.7 - COMMENTS: The fixture drain and vent pipes within the home were functional at the time of the inspection.

Water Heater

Water Heater

6.8 - COMMENTS: There is a 8 year old, 30 gallon, GE natural gas water heater located in the laundry room.

6.9 - COMMENTS: The water heater was functioning satisfactorily at the time of the inspection, with no evidence of prior or active leakage observed.

Controls

6.10 - COMMENTS: The control valve handle or knob was functional.

Combustion Chamber

6.11 - COMMENTS: The combustion chamber is free of leakage and excessive rust or corrosion.

TPR Valve

6.12 - SAFETY: For safety reasons, we recommend routing the temperature and pressure relief (TPR) valve discharge pipe to an area at the exterior where any discharge would be noticeable and would alert you to the need for an immediate professional evaluation of the heater. The pipe presently terminates into an interior drain line, which is an incorrect location.

Venting Provisions

6.13 - PREVENTIVE: The upper section of water heater vent pipe is an older transite-type pipe that contains asbestos, does not always draft well, and in some instances produces excessive condensation that can corrode the lower metal pipe. Also, water heater vent pipes are now required to be a continuous double-walled metal type, and we therefore recommend that you have the older pipe abated and upgraded with a newer double-walled metal pipe by an appropriately qualified specialist.

Gas Shut-Off Valve

6.14 - COMMENTS: The gas control valve and connector appear to be functional.

Seismic Bracing

6.15 - COMMENTS: The water heater is braced, anchored or strapped to help prevent falling or moving during an earthquake.

Drain Valve

6.16 - COMMENTS: A drain valve was installed on the water heater. No leakage was noted. However, our evaluation did not include turning or testing of the drain valve.

Heating

Forced Air Furnace

General Comments

7.1 - COMMENTS: A forced-air or warm air heating system is one which uses air as its heat transfer medium. These systems use ductwork and vents as a means of air distribution. The return plenum carries the air from several large return grills to a central air handler for re-heating. The supply plenum directs heated air from the central unit to registers in the rooms which the system is designed to heat. Regardless of type, all air handlers consist of an air filter, blower, heat exchanger/element/coil, and various controls. Like any other kind of central heating system, thermostats are used to control forced air heating systems.

Furnace

7.2 - COMMENTS: The 32 year old, 40,000 btu DAY & NIGHT gas-fired forced air heating unit is located in the hallway closet. The furnace responded to normal user controls at the time of the inspection.

Service Life

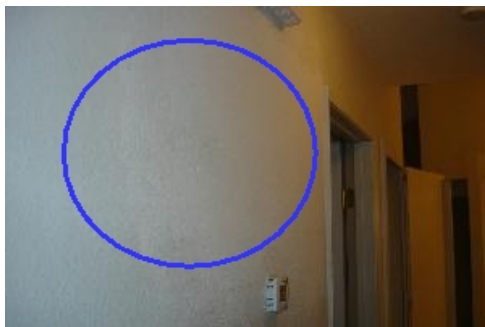
7.3 - COMMENTS: The remaining service life of the furnace in this home is not determinable. However, if a furnace is twenty years or older, as this one is, it can fail at any time, and you may wish to consider purchasing a home warranty to cover its eventual replacement.

Stairs and Hallways

1st Floor Hallway

Walls

8.1 - DEFERRED: There is evidence of patching to the main entry way wall. You may want to make further inquiry of the seller regarding this condition.



Smoke Alarm

8.2 - SAFETY: The wired smoke alarm is missing and should be replaced.

Heating and Cooling

Split System

Condenser

9.1 - DEFICIENT: The condensing unit did not respond to normal user controls, and should be evaluated by an appropriately qualified specialist for further remarks and recommendations.

9.2 - MONITOR: The homes watering system is close to condensing unit. This may lead to future corrosion of the unit this should be monitored.



9.3 - COMMENTS: The home is serviced by a 4 year old Trane condensing unit located eastside at the of the home.

Condensate Drainage

9.4 - COMMENTS: The primary and secondary condensate discharge pipes appear to be functional.

Fireplace

Masonry

Fireplace

10.1 - SAFETY: The homes fireplace and its components should be further evaluated by a certified professional to determine its functionality and condition before a fire is attempted.

10.2 - COMMENTS: The living room fireplace and chimney system is a single-story brick masonry one.

Fireplace Screen

10.3 - SAFETY: The fireplace screen is missing and needs to be replaced to help contain sparks and the spread of fire. We recommend that you replace the screen before you use the fireplace.

Hearth Extension

10.4 - COMMENTS: The hearth extension is in satisfactory condition.

Mortar Cap or Crown

10.5 - DEFICIENT: The chimney crown, which is designed to seal the chimney wall and shed rainwater, has one or more cracks that should be sealed to help prevent moisture intrusion.



Rain Cap

10.6 - PREVENTIVE: There is no weather cap on the chimney and we recommend having one installed to help prevent moisture intrusion and extend the life of the chimney.

Spark Arrestor

10.7 - SAFETY: Although it may not have been a requirement at the time the home was constructed, we recommend having a spark arrestor installed at the top of the chimney for fire safety.

Gas line in fireplace not tested.

10.8 - DEFERRED: The fireplace has a gas line installed .The line was not tested at the time of the inspection.

Living Areas

Living Room

Walls

11.1 - MAINTENANCE: There is damage to one of the walls in the living room that needs repair.

Ceiling

11.2 - COMMENTS: The living room ceiling coverings appear to be functional.

Doors

11.3 - DEFERRED: There are water stains or other evidence of moisture intrusion at or around the living room patio door.

11.4 - COMMENTS: There is damage to the living room patio door that you should be aware of and that you may wish to have repaired.

Electrical

11.5 - COMMENTS: The switches and outlets in the living room are functional.

Smoke Alarm

11.6 - COMMENTS: There is a battery powered smoke alarm in the living room.

Dinette

Floor

11.7 - COMMENTS:
Where visible, the dinette floor structure appears functional.

Walls

11.8 - COMMENTS: The dinette wall coverings are functional.

Ceiling

11.9 - COMMENTS: The dinette ceiling coverings appear to be functional.

Bedrooms

Master Bedroom

Walls

12.1 - MAINTENANCE: There is damage to one of the walls in the bedroom that needs repair.

Ceiling

12.2 - COMMENTS: The bedroom ceiling coverings appear to be functional.

Doors

12.3 - COMMENTS: The bedroom door is functional.

Windows

12.4 - COMMENTS: All tested windows in the bedroom were found to be functional at the time of the inspection.

Electrical

12.5 - DEFICIENT: There is an unsafe open junction box in the bedroom requiring a cover plate.

12.6 - COMMENTS: The switches and outlets in the bedroom are functional.

Closets and Cabinetry

12.7 - COMMENTS: The bedroom closet/cabinetry is in satisfactory condition.

Middle Bedroom

Walls

12.8 - MAINTENANCE: There is damage to one of the walls in the bedroom that needs repair.

Ceiling

12.9 - COMMENTS: The bedroom ceiling coverings appear to be functional.

Doors

12.10 - COMMENTS: The bedroom door is functional.

Windows

12.11 - COMMENTS: All tested windows in the bedroom were found to be functional at the time of the inspection.

Electrical

12.12 - DEFICIENT: There is an unsafe open junction box in the bedroom requiring a cover plate.

12.13 - COMMENTS: The switches and outlets in the bedroom are functional.

Closets and Cabinetry

12.14 - COMMENTS: The bedroom closet/cabinetry is in satisfactory condition.

Bathrooms

Master Bathroom

Ceiling

13.1 - COMMENTS: The bathroom ceiling coverings appear to be functional.

Doors

13.2 - COMMENTS: The bathroom door is functional.

Exhaust Fan

13.3 - COMMENTS: The exhaust fan in the bathroom was functional.

Electrical

13.4 - COMMENTS: The switches and outlets in the bathroom are functional.

Sinks and Faucets

13.5 - COMMENTS: The bathroom sink and related components are functional.

Cabinets and Countertops

13.6 - COMMENTS: The bathroom cabinetry and countertops were found to be in satisfactory condition.

Toilet

13.7 - COMMENTS: The toilet operated properly when flushed.

Shower Stall

13.8 - DEFICIENT: The bathroom shower glass door is damaged and will require service/repair.

Caulking

13.9 - PREVENTIVE: Caulking is needed at the bathroom floor to prevent potential (or further) water intrusion into the sub-floor and walls of the bathroom.

13.10 - PREVENTIVE: Caulking is needed in and around the bathroom shower to prevent potential (or further) water intrusion into the sub-floor and walls of the bathroom.

Hall Bathroom

Walls

13.11 - COMMENTS: The bathroom wall coverings are functional.

Ceiling

13.12 - COMMENTS: The bathroom ceiling coverings appear to be functional.

Doors

13.13 - COMMENTS: The bathroom door is functional.

Exhaust Fan

13.14 - DEFICIENT: The cover for the bathroom exhaust fan is missing or damaged and needs replacement or repair.

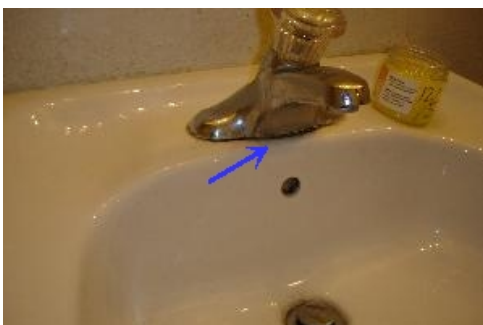


Electrical

13.15 - SAFETY: We strongly recommend that the receptacle outlets at all bathroom outlets be provided with GFCI protection for safety.

Sinks and Faucets

13.16 - DEFICIENT: One or more of the faucet valve handles at the bathroom sink is rusted or corroded and needs replacement.



Tub-Shower

13.17 - DEFICIENT: There are open grout-joints in the tiles around the tub-shower area that should be sealed to prevent moisture damage.

Bathtub

13.18 - PREVENTIVE: There are one or more chips in the bathtub that will need to be repaired to help prevent moisture intrusion.



13.19 - PREVENTIVE: There are open grout-joints in the tiles around the bathtub area that should be sealed to prevent moisture damage.

Caulking

13.20 - PREVENTIVE: Caulking is needed in and around the bathroom shower to prevent potential (or further) water intrusion into the sub-floor and walls of the bathroom.



Kitchen

Kitchen

Walls

14.1 - COMMENTS: The kitchen wall coverings are functional.

Ceiling

14.2 - COMMENTS: The kitchen ceiling coverings appear to be functional.

Windows

14.3 - DEFICIENT: One or more windows in the kitchen have defective latching or locking hardware.

14.4 - COMMENTS:

One or more of the kitchen window screens are damaged.

Electrical

14.5 - SAFETY: We recommend that the receptacle outlets in the kitchen be provided with GFCI protection for safety.

Cabinets and Countertops

14.6 - DEFICIENT: There is moisture damage to the bottom shelf of the kitchen sink cabinet that requires service.



Sinks and Faucets

14.7 - DEFICIENT: The kitchen sink faucet is corroded.



Water Valves and Drains

14.8 - DEFICIENT: Leakage was found at the cold water shut-off valve(s) under the kitchen sink.



Garbage Disposal

14.9 - COMMENTS: The garbage disposal responded to normal user controls.

Dishwasher

14.10 - COMMENTS: The dishwasher responded to normal user controls.

Range

14.11 - COMMENTS: The kitchen is equipped with a Kenmore electric range.

14.12 - COMMENTS: The range (includes the stove burners, oven components, and primary controls) responded to normal user controls.

Hood or Exhaust

14.13 - DEFICIENT: The vent hood light did not respond to controls.

14.14 - COMMENTS: The built-in Gaffer and Sattler vent hood responded to normal user controls.

Interior

Laundry Provisions

Washer Water Supply

15.1 - COMMENTS: The washer water supply valves were free of leakage but were not turned or tested.

Washer Drainage

15.2 - COMMENTS: There is a washer drain line present, but the line was not filled or tested and we cannot guarantee that the drain line is functional.

Gas Supply

15.3 - COMMENTS: The gas line and valve for the clothes dryer appeared to be in satisfactory condition. However, the valve was not turned or tested, and should be capped if it not to be used.

Electrical Supply

15.4 - DEFICIENT: One or more outlets in the laundry room are loose and need to be repaired.



15.5 - COMMENTS: A 220 volt outlet was provided but was not tested.

Other Components

Doorbells

15.6 - COMMENTS: The doorbell responded audibly to its test button.

Garage

Interior

General Comments

16.1 - DEFICIENT: There is evidence puddling water on garage floor. This appears to be coming from the outside it is suggested that it be further evaluated to determine its source and proper repairs should be made.



Doors

16.2 - DEFICIENT: There is a large gap at the base of the garage side door which should be serviced to help prevent moisture and pest intrusion, to reduce drafting and for improved energy efficiency.



Vehicle Doors

Vehicle Doors

16.3 - COMMENTS: The sectional garage vehicle door functioned satisfactorily when tested.

Automatic Opener

16.4 - DEFERRED: The automatic garage door opener did not have power going to the unit so it could not be tested at the time of the inspection this also includes the safety sensors. It is suggested that you perform a safety test when power is restored to the unit.

Springs and Torsion Bars

16.5 - COMMENTS: The vehicle door spring and torsion bar are functional.

Important Information

Important - Please Read Carefully

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information upon receipt. This inspection has been performed, and this report prepared, in accordance with State-recognized standards for home inspections. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. In this report, the inspector will note which systems and components were inspected, and report any deficiencies, safety concerns, maintenance and monitoring requirements, and any items that are deferred.

DEFINITION OF TERMS USED IN REPORT:

DEFICIENT: A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

SAFETY CONCERN: Items or conditions reported as a safety concern may be property or system upgrades that enhance general safety, others may be considered life threatening. Your inspector will NOT prioritize or emphasize the importance of one safety concern over another. For this reason, ALL safety concerns should be evaluated by appropriate specialists and corrected immediately.

MAINTENANCE: A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, maintenance or improvement at this time. General deficiencies include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

PREVENTIVE: Any improvement to an area, system, component or condition that would help prevent a deficiency from occurring.

MONITOR: An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's concern stated in the report should be monitored or further evaluated by an appropriate person.

DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and will require further evaluation by a licensed and qualified contractor or other professional. These may also be items outside our standard of practice, inaccessible or not functional. Specialist evaluation of deferred items should take place as soon as possible to avoid any unpleasant surprises after title to the property has been transferred.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified trades- persons may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but may choose to do so for an additional fee.

Property conditions can and do change with time and use. Appliances and mechanical devices can fail at any time, plumbing gaskets and seals may crack and leak if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.