



Table of Contents

Inspection Standards & Limitations of Liability Agreement

Summary of Inspection Report with Photos

Inspection Report:

Structural.....	Section 1
Basement / Crawlspace.....	Section 2
Heating and Cooling.....	Section 3
Electrical.....	Section 4
Plumbing.....	Section 5
Bathrooms.....	Section 6
Kitchen and Appliances.....	Section 7
Interior.....	Section 8
Exterior.....	Section 9
Attic.....	Section 10
Roofing.....	Section 11
Grounds.....	Section 12

Home Maintenance Tips

Mr. Fix It. How to Operate Your Home. (An Owners Manual for Your Home)

By Tom Feiza

PETERSON HOME INSPECTION, INC.

P.O. BOX 12913, MILL CREEK, WA 98082 PHONE (206) 650-3737 OR 1-888-410-3737

**Client Information**

Name: John and Jane Home Buyer

E-mail: _____

Phone #: _____

Location of Property Inspected

6481 ABC Street

Bellevue, WA 98000

MLS 2000000

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is a part of this Report and incorporated herein. Please read the REMARKS printed on each page and call us for an explanation of any aspect of this Report, written or printed, which you do not understand.

Date of Inspection: June 23, 2009 Time: 8:30 Weather Conditions: good Temperature: 60^o
 Real Estate Agent: Caring Agent With: Loving Real Estate Phone 206-555-0987

INSPECTION STANDARDS & LIMITATIONS AGREEMENT

Peterson Home Inspection, Inc. (hereafter referred to as PHI) agrees to conduct a visual (non-intrusive) inspection for the limited purpose of informing the Buyer of major deficiencies in the condition of the building(s). The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Buyer. They are not transferable or re-assignable.

The written report will include:

- **Structural Components:** Floor, wall and roof structure, foundation, framing and basement/crawlspace.
 *Does not include engineering or architectural services or opinions as to the adequacy of structural systems or components.
- **Heating & Cooling System:** Equipment and fuel supply, distribution, and filters.
 *Equipment is tested for function at time of inspection only. Life expectancy and future conditions of equipment are not implied. Only visible components are inspected. Latent and concealed defects cannot be determined, as systems will not be dismantled.
- **Electrical System:** Equipment, capacity, service entrance conductors, grounding, components of service panels and sub panels (if accessible), over current protection devices, smoke detectors and a representative number of installed lighting fixtures, switches, and receptacles.
 *Does not include timed systems, low voltage systems (security, cable, telephone, etc.), or auxiliary systems which are not part of the primary power distribution system.
- **Plumbing System:** Drain waste and vent systems, water supply and distribution to fixtures and faucets (including plumbing materials for supply and waste), water heating equipment and energy source.
 *Plumbing equipment and water heater(s) function are tested at time of inspection only. Life expectancy, integrity and future conditions of equipment are not implied. Inspection does not include softening/filter systems, swimming pools or hot tubs, water quality, solar energy, wells, septic or sprinkler systems (for purposes of fire safety or landscaping sprinklers).
- **Bathrooms:** Condition of bathroom (s) and respective constituents.
- **Kitchen & Appliances:** Condition and function of respective constituents, and ventilation.
 * Appliances are tested for function at time of inspection only. Life expectancy and future conditions of equipment are not implied. Timers are not tested and performance of appliances is beyond the scope of inspection.
- **Interior:** Walls, ceilings, floors, stairs and railings, fireplace/flue/vent and a representative number of doors and windows.
 *Does not include latent damage, which may be concealed by rugs, floor coverings, wall paneling, furniture or fixtures. Flaws in paint, wallpaper, carpeting, window treatments and other finish treatments are considered cosmetic and are typically considered beyond the scope of inspection. Central vacuum systems are not tested. Chimney flue inspections are limited to the visible portion of the flue, thus are limited to height. Other exclusions related to fireplace inspection include draft characteristics, fire-screens and doors, seals and gaskets, automatic fuel feed devices (pellet stove) or adequacy of heat distribution assists (fans or other). Wood burning systems are not tested by means of lighting and extinguishing fires.
- **Exterior:** Exterior wall covering, flashing and trim. exterior doors, windows, skylights and chimneys. Attached decks, balconies, steps, patios, porches and their associated railings. Eaves, soffits and fascias (where accessible from ground level). Garage doors and openers.
 **Outbuildings inspected upon request at additional charge.
 *Detection of latent moisture, mold, or wood decay, which may exist behind exterior finishes, is beyond the scope of inspection. Inspection does not include screens, shutters awnings and other seasonal accessories. Recreational facilities are not inspected (These include but are not limited to spas, saunas, steam baths, pools, exercise, entertainment, athletic, playground or other similar equipment and their associated accessories).

Agreement Page 1 of 2 Buyer initials (I have read page 1 of agreement)

- **Attic:** Insulation, ventilation and indications of roof leaks evidenced by moisture and or stains.
*Attic is examined from access point only, unless otherwise safely accessible (up to inspector discretion). Insulation may limit the inspector's views, thus latent defects may exist without documentation due to lack of visibility.
- **Roofing:** Type of covering, drainage/gutters, flashings, skylights, chimneys and other roof penetrations.
*Due to accessibility and safety precautions, visualization of the roof might not be carried out from the rooftop (inspector may examine roof from ground level with binoculars, from a ladder or through windows). If not fully visualized further inspection by a qualified roofing contractor may be recommended. Installed accessories including antennae and satellite dishes etc. are not inspected.
- **Grounds:** Walkways, patios and driveways leading to dwelling entrances. Vegetation, grading, surface drainage and retaining walls if likely to adversely affect the building.
*Inspection of the grounds is limited to that which may cause harm to the building being inspected and that which is pertinent to the maintenance of structural integrity of the building(s) being inspected. Thus, the inspection does not include erosion control and earth stabilization measures (such as landscape retaining walls), seawalls, break-walls and docks. Nor does it include geological, geotechnical or hydrological conditions.
- **Pests:** Complete wood destroying organism (WDO'S) inspection. Report includes visual evidence of active and inactive wood destroying insects and wood decaying fungi, damage by WDO's and evidence of conditions conducive to wood destroying organisms.
*Inspection is non-intrusive and is limited to visualization of the above stated circumstances. If evidence of stated circumstances is present, inspector will not deconstruct to determine extent of damage. Further evaluation by a Pest Control Operator will be recommended.

*Inspectors are NOT required to operate systems or components which are shut down or otherwise inoperable, or do not respond to normal operating controls.

LIMITATION OF LIABILITY

PHI and their representative inspector(s) make every effort to perform their services in a professional manner consistent with the care and skill ordinarily exercised by inspection professionals. It is understood and agreed that this inspection will be carried out on readily accessible areas of the building and is limited to visual observations of apparent conditions that exist at the time of the inspection only. Latent, concealed defects and deficiencies may exist because equipment and structures will not be dismantled for visualization. Consequently, defects and deficiencies of this kind are beyond the scope of this inspection.

This inspection does not suggest compliance with regulatory requirements, such as past or present codes, regulations, laws, ordinances, permits etc.

This inspection does not address or intend to address possible dangers associated with the presence of potentially hazardous plants, animals, diseases or substances including but not limited to lead paint and asbestos. Environmental hazards including but not limited to toxins, carcinogens, flammables, radon gas, noise, contaminants in soil, water, and air are beyond the scope of inspection.

PHI, its agents and employees will not be liable for any current or future special, incidental, punitive or consequential damages (property and bodily), whether seen or unforeseen, regardless whether liability is based on failure to perform obligations, breach of contract, breach of warranty expressed or implied, negligence, strict liability, tort or otherwise. In any case, PHI's total liability is hereby limited to the fee paid by the buyer for the inspections made of the inspected structure.

The inspection is not intended to be used as a guarantee or warranty, expressed or implied, regarding the strength, adequacy, effectiveness, efficiency or condition of any structure, system or item inspected. PHI is not an insurer of inspected items or conditions.

FEES AND BUYER(S) SIGNATURE(S)

Inspection fee: \$495.00 Check Cash (Due at time of inspection). Re-inspection fee within 60 days of this inspection (if needed): \$225.00 **\$100.00** will be added and the total fee must be paid within 5 days of the inspection.

I have read and understand the above Inspection Standards & Limitations and Limitation of Liability and authorize PHI, its agents and employees to conduct this inspection subject to the limitations and conditions therein.

Buyer's Signature: _____ Date _____ Time _____

Buyer's Signature: _____ Date: _____ Time: _____

This report is not valid until paid in full, signed, dated and timed by the Buyer(s) [or a party on behalf of the Buyer(s)] on the form where provided to acknowledge PHI's Standards & Limitations and Limitation of Liability provided herein.

STRUCTURAL**Section 1**

Type of Building: Single Duplex Rowhouse/Townhouse Multi-Unit

 Wood Frame Masonry _____
 Gable Roof Shed Hip Gambrel Mansard Flat _____

Structure: Foundation Wall: Poured Concrete Block Post and Pier _____
1991 Posts/Columns: Steel Masonry Wood Concrete None Not Visible
Floor Structure: 2 x 10s on 16 inch centers
Wall Structure: 2 x 6s on 16-inch centers
Roof Structure: 2 x 4s on 24-inch centers
 Water Damage Some Signs Extensive None observed
 WDO Some Signs Extensive None observed
 No major structural defects noted – in normal condition for its age _____

Remarks:

BASEMENT (OR LOWER LEVEL)**Section 2**

Basement: Full Partial None Slab on grade
Walls: Open Closed Ceiling: Open Closed
 Extensive basement storage limits visibility _____

Floor: Concrete Dirt _____ Satisfactory
 Vinyl Carpeting _____ N/A

Floor Drain: Tested Not tested French Drain Satisfactory
_____ N/A

Sump Pump: Tested Not tested French Drain Satisfactory
_____ N/A

Basement Dampness: Some signs Extensive
 Past Present Not Known None observed _____

Crawl Space: Readily accessible Not readily accessible Satisfactory
 Conditions observed Method: from crawlspace N/A
Floor: Concrete Dirt _____
 Wood to earth contact
Dampness: Some signs Extensive None observed
 Vapor barrier Insulation Ventilation _____

Remarks:

HEATING AND COOLING

Section 3

Heating and Cooling: Fuel: Gas Forced Air Steam Boiler
 Oil Gravity Hot Water Boiler Radiant Heat
 Electric Forced Hot Water Boiler Electric Baseboard
 Hydronic Gravity Air Furnace Heat Pump

No. 1 Capacity: 100,000 BTUs Location garage Age: 2 Satisfactory
No. 2 Capacity: _____ BTUs Location _____ Age: _____ N/A
When turned on by thermostat: Fired Did not fire Not tested _____

Fuel Supply: Oil _____ Buried
 Public gas supply Propane _____
 Electricity _____

Heat Exchanger: Partially observed Not visible; enclosed combustion N/A

Distribution: Ductwork Fans Baseboard Convectors Satisfactory
 Radiators Radiant _____ N/A
Heat source for each room: Yes No _____

Humidifier: Atomizer Evaporator Steam Not functioning Satisfactory
 Not tested N/A

Filter: Washable Disposable Electronic Electrostatic see below N/A

Supplementary Heat: Location _____ Type _____ N/A
_____ Satisfactory
_____ Satisfactory
_____ Satisfactory

Cooling: Central Air Room Units Heat Pump
 Electronic Compressor Gas Chiller Satisfactory
No. 1 - Condensing Unit Capacity: 27. amps Age: 2 N/A
No. 2 - Condensing Unit Capacity: _____ Age: _____
 Tested Not tested
 Ductwork Roof mounted water conditioner _____

Remarks:

The furnace electronic and pre-filters are dirty. They need to be cleaned.

ELECTRICAL**Section 4**

Service Capacity: 200 Amps 115/240 Volts Satisfactory

Entrance Cable: Service line entrance: Overhead Underground
 Conductor material: Copper Aluminum _____

Main Panel Box: Location: garage Grounded Bonded Satisfactory
 200 Amps Fuses Circuit Breakers N/A
 Sub-panel Location: _____
 Capacity of Main Current Disconnect: 200 Amps _____

Circuits and Conductors: Quantity: Ample Branch Wiring: Copper Aluminum Satisfactory
 GFCI: Exterior Garage Kitchen 3 Bathroom(s) _____

Outlets, Fixtures And Switches: Random testing Reversed polarity Open ground Satisfactory
 Smoke detectors (AFCI) Arc-suppressor(s) _____

Remarks:

Peterson Home Inspection recommends that the batteries in the smoke alarms be changed when you move in.

PLUMBING**Section 5**

Water Service Public Private Satisfactory

Entrance Pipe: Pipe: Copper Galvanized Brass Plastic N/A
 Lead Unknown
 Main shut off location: mail level hall closet _____

Pipes: Copper Galvanized Brass Plastic Unknown Satisfactory
 Water Flow: Tested Not tested N/A
 Leaks: _____ None observed
 Hose bibs: Operating Not operating Frost free Not tested _____

Drain/Waste/Vent: Drain/Waste/Vent Pipes: Copper Galvanized Brass Plastic
 Lead Cast iron Unknown
 Slow drain Leaks None observed
 Waste Disposal: Public Private/Septic System Not known _____

Water Heater: Gas Electric Oil Integral with heating system Satisfactory
 Location: garage Capacity: 2 50 Gal. Ample for 10 people N/A
 Age: 5 Pressure relief valve Extension Seismic Straps _____

Remarks:

There are two 50 gallon hot water tanks is tandem.

Bathroom #1 Location: main level 1/2 bath
 Built-in tub Leg tub Stall shower Whirlpool
 Toilet Lavatory Vanity Window Fan
 Shower wall covering: Fiberglass _____
 Room floor covering: Vinyl hardwood
 Leaks: Some signs None observed
 _____ Satisfactory

Bathroom #2 Location: upstairs hallway
 Built-in tub Leg tub Stall shower Whirlpool
 Toilet Lavatory Vanity Window Fan
 Shower wall covering: Fiberglass ceramic tiles
 Room floor covering: Vinyl ceramic tiles
 Leaks: Some signs None observed
 _____ Satisfactory

Bathroom #3 Location: off master bedroom
 Built-in tub Leg tub Stall shower Whirlpool
 Toilet Lavatory Vanity Window Fan
 Shower wall covering: Fiberglass _____
 Room floor covering: Vinyl ceramic & carpets
 Leaks: Some signs None observed
 see below Satisfactory

Remarks:

The master bathroom left sink water stopper does not work. It stays closed. Repairs are needed.
 I was not able to find the controls that turn on the whirlpool bathtub. Contact owner for directions.

Bathroom #4 Location: _____
 Built-in tub Leg tub Stall shower Whirlpool
 Toilet Lavatory Vanity Window Fan
 Shower wall covering: Fiberglass _____
 Room floor covering: Vinyl _____
 Leaks: Some signs None observed
 _____ Satisfactory

Bathroom #5 Location: _____
 Built-in tub Leg tub Stall shower Whirlpool
 Toilet Lavatory Vanity Window Fan
 Shower wall covering: Fiberglass _____
 Room floor covering: Vinyl _____
 Leaks: Some signs None observed
 _____ Satisfactory

Bathroom #6 Location: _____
 Built-in tub Leg tub Stall shower Whirlpool
 Toilet Lavatory Vanity Window Fan
 Shower wall covering: Fiberglass _____
 Room floor covering: Vinyl _____
 Leaks: Some signs None observed
 _____ Satisfactory

KITCHEN AND APPLIANCES**Section 7**

Cabinets and Countertops:	_____	<input checked="" type="checkbox"/> Satisfactory
Sink:	Plumbing Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed Disposal: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Not tested Age: <u>used</u> _____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Dishwasher:	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not operating <input checked="" type="checkbox"/> Air gap <input type="checkbox"/> Not tested Age: <u>used</u> _____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Range/Oven:	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not operating <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Not tested Age: <u>used</u> <input checked="" type="checkbox"/> Microwave _____ Note: The clock and timers are not included in this inspection.	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Refrigerator:	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not operating <input checked="" type="checkbox"/> Frost free Age: <u>used</u> <input checked="" type="checkbox"/> Ice maker <input checked="" type="checkbox"/> Cold water dispenser <input type="checkbox"/> Not tested see below	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Other Appliances:	Instant hot <input type="checkbox"/> Operating <input type="checkbox"/> Not operating Age: _____ <input type="checkbox"/> Not tested _____ <input type="checkbox"/> Operating <input type="checkbox"/> Not operating Age: _____ see below	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Floor:	<input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Vinyl <input type="checkbox"/> Ceramic <input type="checkbox"/> Laminate <input type="checkbox"/> _____ _____	<input checked="" type="checkbox"/> Satisfactory
Ventilation:	<input checked="" type="checkbox"/> Exhaust fan <input type="checkbox"/> Ductless <input checked="" type="checkbox"/> Down draft <input checked="" type="checkbox"/> Filter <input type="checkbox"/> _____ <input checked="" type="checkbox"/> Vented to outside <input type="checkbox"/> Light _____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Clothes Washer:	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Not tested Age: <u>used</u> _____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Clothes Dryer:	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Not tested <input checked="" type="checkbox"/> Vented to: <u>outside</u> Age: <u>used</u> _____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A

Remarks:

The ice maker was turned off.

The instant hot water on the kitchen sink did not get hot when tested. It is used only as a water filter.

INTERIOR**Section 8**

Floors: Hardwood Softwood Laminate Vinyl Wall-to-wall carpet Satisfactory
 Ceramic Marble Other: _____ Not visible _____

Walls: Plaster on: Gypsum Lath Wood Lath Not known Satisfactory
 Drywall Wood Masonry _____

Ceilings: Plaster on: Gypsum Lath Wood Lath Not known Satisfactory
 Drywall Wood _____

Stairs/Railings: _____ Satisfactory
 N/A

Fireplace: Flue liner Damper Operating Not operating Satisfactory
 Metal pre-fab Free-standing Wood stove Gas Insert N/A
 _____ Clean before use Not tested _____
Note: Testing fireplace draft is not part of this inspection.

Doors (inside): see below Satisfactory

Windows: Sgl/Dbf hung Casement Awning Hopper Sliding Fixed Satisfactory
 Wood Metal Vinyl Insulated glass Single pane N/A
 Jalousie Vinyl covered wood Storm windows _____

Remarks:

The gas starters for the fireplace were not tested because the gas to them was turned off.

The entry door to the southwest bedroom does not latch. The striker plated needs to be adjusted.

The bi-fold closet doors in the southwest bedroom are not lined up properly. Adjustments are needed.

EXTERIOR**Section 9**

Exterior Doors:		<input checked="" type="checkbox"/> Satisfactory
Roof Windows	<input type="checkbox"/> Moisture stains <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed	<input type="checkbox"/> Satisfactory
And Skylights:	see below	<input type="checkbox"/> N/A
Exterior Wall	Location	Materials
Covering:	_____	_____
	_____	_____
	_____	_____
Exterior Trim:	<input type="checkbox"/> Signs of Rot <input type="checkbox"/> Extensive <input type="checkbox"/> None observed	<input type="checkbox"/> Satisfactory
	_____	<input type="checkbox"/> N/A
Chimney:	<input type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Block <input type="checkbox"/> Direct Vent <input type="checkbox"/> In Chase	<input type="checkbox"/> Satisfactory
	<input type="checkbox"/> Clean before use	<input type="checkbox"/> N/A
Garage/Carport:	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Common	<input checked="" type="checkbox"/> Satisfactory
	<input checked="" type="checkbox"/> Door Operator <input checked="" type="checkbox"/> Operating <input checked="" type="checkbox"/> Safety Reverse _____	<input type="checkbox"/> N/A
Porch:	Floor: <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Satisfactory
	<input type="checkbox"/> Railing/Guardrail _____	<input type="checkbox"/> N/A
Deck:	<input type="checkbox"/> Signs of Rot <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed see below	<input type="checkbox"/> Satisfactory
	<input type="checkbox"/> On grade <input checked="" type="checkbox"/> Raised <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> _____ <input checked="" type="checkbox"/> Handrail	<input type="checkbox"/> N/A
Patio:	<input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone <input type="checkbox"/> Other: _____	<input type="checkbox"/> Satisfactory
	_____	<input checked="" type="checkbox"/> N/A
Steps to	Landing: <input checked="" type="checkbox"/> Concrete/Masonry <input type="checkbox"/> Wood <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Satisfactory
Deck/Patio:	Steps: <input type="checkbox"/> Concrete/Masonry <input checked="" type="checkbox"/> Wood <input type="checkbox"/> _____	<input type="checkbox"/> N/A
	<input type="checkbox"/> Handrails _____	
Outbuildings:	<input type="checkbox"/> Not observed	<input type="checkbox"/> Satisfactory
	_____	<input checked="" type="checkbox"/> N/A

Remarks:

The condensation build-up between the window lenses in the upstairs hallway skylight indicates the hermetically sealed lens has failed. The lens assembly would require replacement to eliminate the condition and restore its insulating qualities and appearance.

The flutter vent cover for the vent on the south side of the garage is broken. A new cover needs to be installed to prevent unwanted guest from nesting in the vent.

There is earth to wood contact on the support post for the deck. All soils need to be pulled away from the wood. I probed the post and found no softness.

The overhead garage door closest to the house does not close unless the button switch is held down. Something is binding and adjustments are needed.

ATTIC**Section 10**

Access: How observed: from access Not observed Satisfactory
 Stairs Pulldown Scuttlehole Door No access _____ N/A

Moisture Stains: Some signs Extensive None observed
 Mold and mildew Condensation _____

Storage: Heavy Light Floored Not floored

Insulation: Type: blown Avg. inches: 10 Satisfactory
 Installed in: Rafters Floor Approx. R Rating: 30 N/A
 Vapor retarders _____

Ventilation: Window(s) Attic Fan Whole house fan Satisfactory
 Ridge vent Soffit vent(s) Turbine Roof vent(s) N/A
 Gable end louvers

Remarks:

ROOFING**Section 11**

Roof Covering:	Location	Materials	Age	
	all	cedar shakes	2	<input checked="" type="checkbox"/> Satisfactory
	_____	_____	_____	<input type="checkbox"/> Satisfactory
	_____	_____	_____	<input type="checkbox"/> Satisfactory
	_____	_____	_____	<input type="checkbox"/> Satisfactory
	How observed: ladder & binoculars			<input type="checkbox"/> N/A
	Roof Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed _____			

Flashing: Aluminum Galvanized Steel Satisfactory
 Rubberized membrane _____ N/A

Gutters and Downspouts: Aluminum Galvanized Enclosed Vinyl Wood Satisfactory
 Extensions: Yes No see below N/A

Remarks:

The downspout extension is broken and has become disconnected from the downspout. The extension is too long and does not line up properly. Repairs are needed.

GROUND	Note: Inspection of grounds is limited to items listed below.	Section 12
Grading:	General grading, slope and drainage: _____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
	Grading and slope at house wall (within 5 feet of building): _____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
	Note: Lawn sprinkler systems are not included in this inspection.	
Sidewalk and Walkway:	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Driveway:	<input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Other: _____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Window Wells:	<input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Other: _____	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Retaining Wall:	<input type="checkbox"/> Brick <input type="checkbox"/> Block <input checked="" type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Railroad ties <input type="checkbox"/> Other _____ <input type="checkbox"/> Mortared joints <input type="checkbox"/> Dry <input type="checkbox"/> Weep holes	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Trees and Shrubbery:	see below	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Fencing:	<input type="checkbox"/> Metal <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Wire <input type="checkbox"/> Other: _____	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A

Remarks:

All trees need to be cut back a minimum of 4 feet above the roof and 1 foot from the side of the building. All other vegetation (Shrubs, plants, flowers, grass etc.) should be cut back a minimum of 6 inches from the building. This will keep the vines from growing up and under the siding and is also for moisture and pest control.