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# Sample Copy

## The Contractor's Report



®

Property Address:

PO Box 460447  
San Francisco, CA 94146-0447  
(415) 665-8288



# I INTRODUCTION Read this report in its entirety! (Sample Copy)

## A. GENERAL DESCRIPTION:

### 1) Property Address;

BUILDING NO.	STREET	CITY, ZIP	DATE	REPORT NO.
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### 2.) Parties in interest;

Ordered by:	Property Owner and/or Party of Interest:	Report sent to:
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### 3) Property Description

The above property is a two-story, two-level, single family residence, over a slab. It has a detached garage located at the front of the structure. The structure has a wood and masonry exterior. It is attached to the neighbor's. The structure faces in an easterly direction. At the time of this inspection, it was vacant.

This report is limited to the visible and accessible portions of the structure only.

### 4) General scope of inspection

See Contract!

It is generated for the purpose of stating overall conditions and does not state every adverse condition that may be present. Interested parties should have a complete and thorough understanding of the conditions in the property, prior to its purchase. It will be the responsibility of the purchaser to obtain this information prior to the close of escrow. If further information is desired regarding any other item or any aspect of this report, it is advised that the appropriate tradesmen be contacted.

The structure has closed walls and ceilings. The framing that was not visible during the course of this inspection is considered inaccessible, as are all areas with closed walls and ceilings and/or areas with excessive storage and/or furnishings that were not moved. This inspection does not include any destructive discovery nor does it include the removal of access panels and/or covers, which are attached and/or mounted with screws and/or nails. These items should have been made accessible during the course of the inspection. If further inspection of these areas is desired, it will be performed upon request, at an additional cost and when access is provided. The findings will be reported in a supplemental report. This report by no means is, or is designed, to replace, contradict, discover pertinent information obtained and/or disclosed by the owner through the Transfer Disclosure Statement (TDS) and/or information obtained from the building department and/or agency disclosures. This is a confidential report issued to the person and/or persons who have paid for the inspection. It cannot be used by other outside parties because it is limited in its liability to the cost of the inspection fee only. This report should be evaluated in its entirety prior to the close of escrow.

### 5) Common Areas

Not applicable

# I INTRODUCTION (continued) (Sample Copy)

## B. INTENDED USE:

Congratulations! We want to thank you and express our appreciation for this opportunity to serve you. Please don't hesitate to contact us at 415-665-8288 if you or any of your associates have any questions or need clarity regarding any aspect of this inspection.

These inspection results are CONFIDENTIAL and are intended only for the client who paid for this inspection/report. These results are not to be used by outside third parties (see Inspection Requirements). As a professional firm, we take seriously our ability to provide an unbiased perspective, outside the interests of parties engaged in real estate transactions. For all our inspections, we strive to maximize the satisfaction of our clients by evaluating the property fairly and effectively. We have attempted to be fair in stating both the strong and weak points of the structure. This report is not intended to solicit work of any sort and the appropriate tradesmen should be contacted for estimates if needed.

## C. INSPECTION REQUIREMENTS:

There are two requirements for producing this report.

- First, is the **actual physical inspection**. Ideally, the client or client's agent is present during the inspection.
- Second, is the **Contractor's Report**, which consists of the **written findings** and the **General Notes**. The General Notes include definitions of findings, clarity regarding accessibility, required maintenance and recommendations to contact tradesmen, as necessary. A *complete inspection* is defined by the condition where both requirements are fully performed.

The Written Report is presented in one of three styles: presale, pre-offer and buyer.

### 1) Presale inspection:

A Presale Inspection is ordered and paid for by the present owner/agent and is generated for the purpose of providing a transfer disclosure document that describes the property's current conditions. The results of a Presale Inspection are documented only as written findings. Third parties should schedule a walk-through for clarity and/or to obtain a complete inspection. A Presale Inspection consists of comments and observations are considered, for the most part, typical. The vast majority of these items often do not have to be upgraded in order to transfer real property.

### 2) Pre-offer inspection:

A Pre-offer Inspection is ordered and paid for by a prospective buyer/agent before an offer is made and/or accepted. The inspection results are an aid to create a clean offer and determine the perceived value of the property. A Pre-offer inspection includes all the inspection requirements necessary to create a complete inspection.

### 3) Buyer's inspection:

The Buyer's Inspection is ordered and paid for by a prospective buyer/agent after an offer is ratified. The inspection results are intended to aid the validation of the buy decision as well as increase the buyer's ability to ask informed questions regarding the property. Such questions can be geared to the owner's knowledge regarding specific conditions in the report and/or to obtain further evaluation and/or quotes by licensed contractors for specific conditions mentioned. A Buyer's Inspection includes all the inspection requirements necessary to create a complete inspection.

# I INTRODUCTION (continued) (Sample Copy)

## D. COLUMN UNDERSTANDING:

Column A. refers to the specific component in and/or on the property being inspected.

Column B. states a specific general observation/condition and/or *general note* "GN" reference numbers. A BLANK area in column B beside a specific component usually means that is not applicable.

Column C. states a specific amplifying comment and/or observation.

For example; B.1 means (B. = Driveway and Walkways) (1 = Conditions) followed by the actual observation (Settling and cracks were noted in various locations.)

Sample column A	B	C Comments & Observation
A. Street/Roadway	— See-GN	B.1 Settling and cracks were noted in various locations.
B. Driveway and Walkways	— See-GN	
1. Conditions	— S	

## E. KEY/ABBREVIATION:

*Ade* = Adequate

*Inade* = Inadequate

*S* = Serviceable

*Oper* = Operable

*Inoper* = Inoperable

*Y* = Yes

*N* = No

*Nd* = No Determination

*Ia* = Inaccessible

*Pa* = Partially accessible

*Ni* = Not Inspected

*Fea* = Further evaluation is advised.

*G* = Good

*F* = Fair

*P* = Poor

*N/A* = Not Applicable

## F. DEFINITIONS:

Adequate - as much or as good as necessary for some requirement or purpose; fully sufficient, suitable, or fit.

Inadequate - not adequate or sufficient. Modification and/or repairs should be considered.

Serviceable - being of service or usefulness, an item capable of being used. Conditions that are serviceable may show sign of wear and tear and/or have conditions that warrant repairs.

Operable - capable of being put into use, operation, or practice.

Inoperable - not operable, not working.

Yes - component and/or condition exists.

No - component and/or condition is non-existent and/or was not detectable.

No Determination - unable to evaluate the specific component, therefore no opinion is provide.

# I INTRODUCTION (continued) (Sample Copy)

## G. DEFINITIONS: (continued)

Inaccessible - unapproachable. Further inspection of this area is recommended.

Partially accessible - limited approachability. Further inspection of this area is recommended.

Not Inspected - component or area not viewed, or not evaluated according to inspector's mode of inspection. Further inspection of this area is recommended.

Further evaluation is advised - recommendation for an area to be further inspected or obtain greater knowledge pertaining to condition stated or consult with a licensed expert regarding condition.

Good - satisfactory in quality, or newer.

Fair - neither excellent nor poor, but slightly less than good.

Poor - lacking something specified; requires replacement/repair and/or further evaluation.

Not Applicable – Not relevant, suitable, appropriate

## H. ORIENTATION:

An orientation of a specific condition is referenced from the street facing the structure. For condos, the orientation is referenced from the hallway facing the front entry door to the unit.

## I. WARRANTIES AND INSURANCE:

This report is not intended to be an insurance policy or construed as a guarantee or warranty, expressed or implied, including any implied warranty of merchantability or fitness for use regarding the condition of the property, items and systems inspected, and it should not be relied upon as such.

## J. INSPECTION CONTRACT:

A copy of the contract is provided at the end of the *General Note* (GN) Section of the report. It is understood that this report is a CONFIDENTIAL report intended only for the clients who paid for this inspection/report. Third parties attempting to use this report, do so at their own risk. Diverse Inspection Services Inc. and its employees are not required to answer phone questions, to make copies of the report, to make mention of conditions regarding components and/or give comment regarding the necessity to perform further evaluation to any party other than our clients in contract.

Parties of interest/our direct clients understand and agree that whether there is a signed contract or not this report is not valid without the client's acceptance of the provisions in the contract.

## II General Exterior (Sample Copy)

### Comments & Observation

<b>A. Street/Roadway</b>	—	<i>See-GN #1</i>	
<b>B. Driveway and Walkways</b>	—	<i>See-GN #2</i>	
1. Conditions	—	<i>Serviceable</i>	
2. Drainage	—	<i>Adequate</i>	
a. Surface	—	<i>Yes</i>	
b. Drain system	—	<i>No</i>	
<b>C. Landscaping</b>	—	<i>See-GN #8</i>	
1. Drainage	—	<i>Adequate</i>	
a. Surface	—	<i>Yes</i>	
b. Drain system	—	<i>No</i>	
2. Retaining walls	—	<i>No</i>	
3. Fencing	—	<i>Serviceable</i>	
4. Vegetation	—	<i>Serviceable</i>	
5. Properties Geographic	—	<i>Level</i>	
<b>D. Exterior Surfaces</b>	—	<i>See-GN #17</i>	
1. Type(s)	—	<i>Standard</i>	
a. Stucco	—	<i>Yes</i>	
b. Wood lap	—	<i>No</i>	
c. Wood shingles	—	<i>No</i>	
d. Plywood	—	<i>Yes</i>	
e. Asbestos	—	<i>No</i>	
f. Aluminum	—	<i>No</i>	
g. Vinyl	—	<i>No</i>	
h. Masonite	—	<i>No</i>	
i. Masonry	—	<i>No</i>	
2. Condition	—	<i>Serviceable</i>	
a. EC/slab contacts	—	<i>Yes</i>	
b. Water Intrusion	—	<i>Yes</i>	
c. Weathered surfaces	—	<i>Yes</i>	
d. Ext. compromised	—	<i>No</i>	
3. Veneers present?	—	<i>Yes</i>	
4. Vented bays	—	<i>Adequate</i>	
<b>E. Fire Escapes</b>	—	<i>N/A</i>	
<b>F. Trash Chutes</b>	—	<i>N/A</i>	
<b>G. Inaccessible Areas</b>	—	<i>See-GN #33</i>	
<b>H. Detached Structures</b>	—	<i>N/A</i>	
<b>I. Area Not Inspected</b>	—	<i>See-GN #35</i>	

B.1 Minor settling and cracks are evident.

C.3 Fencing is leaning. See-GN #13

C.3 The structural attached fencing should be divorced with metal flashing from the main structure.

C.4 Barren spots are evident. See-GN #15

C.4 Yard requires landscaping and maintenance.

D.1a Further inspection of the exterior surfaces via test holes/bores is warranted. See-GN #18

D.2 Cracks are evident and may allow for water penetration.

D.2a Earth to wood contacts are present around the fireplace See-GN #23

D.2b Various locations exhibit rust at water tables/flashing at the top of the wall on the left side of the entryway at the rear of the garage.

D.2b Trims exhibit water damage and/or pest infestation at the rear entry.

D.2c Various locations exhibit peeling paint.

D.2c The exterior requires painting. See-GN #27

D.3 See-GN #29

G. Portions of the exterior are inaccessible for inspection on both the left and right sides of the structure.

# III General Interiors (Sample Copy)

## Comments & Observation

			Comments & Observation
<b>A. Doors</b>	—	<i>See-GN #36</i>	
1. Condition	—	<i>Serviceable</i>	
2. Fire-rating	—	<i>Adequate</i>	
3. Dead bolts	—	<i>Yes</i>	
4. Tempered glass	—	<i>Adequate</i>	
5. Broken panes	—	<i>No</i>	
6. Tweaked frames	—	<i>No</i>	
7. Water intrusion	—	<i>No</i>	
8. Weather stripping	—	<i>Adequate</i>	
<b>B. Windows</b>	—	<i>See-GN #51</i>	
1. Condition	—	<i>Serviceable</i>	
2. Insulator compromised	—	<i>No</i>	
3. Broken panes	—	<i>No</i>	
4. Painted shut.	—	<i>No</i>	
5. Weathered surfaces	—	<i>No</i>	
6. Fire-rating	—	<i>Adequate</i>	
7. Tempered glass	—	<i>Adequate</i>	
8. Water intrusion	—	<i>No</i>	
<b>C. Fireplaces</b>	—	<i>See-GN #58</i>	
1. Condition	—	<i>Serviceable</i>	
2. Extend hearth	—	<i>Adequate</i>	
3. Firebox deterioration	—	<i>Yes</i>	
4. Damper	—	<i>Inadequate</i>	
5. Flue	—	<i>Inadequate</i>	
6. Water intrusion	—	<i>Yes</i>	
7. System cleaning	—	<i>Inadequate</i>	
8. Spark arrestor	—	<i>Inadequate</i>	
<b>D. Interior components</b>	—	<i>See-GN #68</i>	
1. Condition	—	<i>Serviceable</i>	
2. Floors	—	<i>Serviceable</i>	
3. Walls and ceiling	—	<i>Serviceable</i>	
4. Asbestos materials	—	<i>Yes</i>	
5. Smoke Detectors	—	<i>Inadequate</i>	
6. Egress	—	<i>Adequate</i>	
7. Sprinklers	—	<i>N/A</i>	
8. Extinguishers	—	<i>N/A</i>	
9. Water intrusion	—	<i>No</i>	
10. Interior Cabinets	—	<i>Not Inspected</i>	
11. Legalities	—	<i>N/A</i>	
			<p>A.1 The bedroom door track is loosely mounted in the second floor level bedroom at the left front corner of the structure.</p> <p>A.7 Slab contacts exist at ground level doorjambs. See-GN #46</p> <p>A.7 Ground base jambs exhibit water damage and/or pest infestation.</p> <p>A.8 Some doors are missing weather stripping. See-GN #50</p> <p>B.1 Some windows open and close with difficulty. Lubricate.</p> <p>C.1 The screen is rusting.</p> <p>C.1 The gas starter in the in the master bedroom fireplace was inoperable.</p> <p>C.3 The metal insert is bent/warped due to overheating in the living room.</p> <p>C.4 The damper in the living room needs repairs so it will properly close. The opening it the damper should be closed off.</p> <p>C.4 The damper in the master bedroom requires a clamp to prevent the damper from closing. This is required with gas log configurations.</p> <p>C.6 Water stains are on the flue liners. See-GN #67 See Roof</p> <p>C.7 The fireplace flues need cleaning.</p> <p>C.8 A spark arrestor should be installed on the chimney cap.</p> <p>D.2 Carpets are stained and/or frayed throughout the structure.</p> <p>D.3 Surface cracks are in various locations.</p> <p>D.3 The interior spaces appear to have been recently painted in some locations and may conceal additional adverse conditions not stated.</p> <p>D.5 Battery operated smoke detectors should be installed where missing. See-GN #71</p>

### III General Interiors (continued) (Sample Copy)

#### Comments & Observation

<b>E. Kitchens</b>	—	<i>See-GN #72</i>	
1. Condition	—	<i>Serviceable</i>	
2. Cabinets	—	<i>Poor</i>	
3. Countertops	—	<i>Good</i>	
4. Sinks	—	<i>Serviceable</i>	
5. Fixtures	—	<i>Serviceable</i>	
6. Plumbing leaks	—	<i>No</i>	
7. Appliances	—	<i>Serviceable</i>	
8. Home warranties	—	<i>See-GN #74</i>	
9. Room ventilation	—	<i>Adequate</i>	
10. Legalities	—	<i>N/A</i>	
<b>F. Bathrooms (2.5)</b>	—	<i>See-GN #77</i>	
1. Condition	—	<i>Serviceable</i>	
2. Cabinets	—	<i>Serviceable</i>	
3. Countertops	—	<i>Serviceable</i>	
4. Sinks	—	<i>Serviceable</i>	
5. Water closets (toilets)	—	<i>Serviceable</i>	E.1 Contact the appropriate tradesmen as renovations are needed. See-GN #73
6. Tubs	—	<i>Serviceable</i>	E.2 Cabinet sink floor exhibits water damage and/or pest infestation.
7. Showers	—	<i>Serviceable</i>	E.5 The faucet strainer is missing and needs replacement.
8. Shower pans	—	<i>See-GN #80</i>	E.7 The right front stove burner fails to operate.
9. Tub/Shower Enclosures	—	<i>Serviceable</i>	E.7 The refrigerator is broken. Replace.
10. Low flow devices	—	<i>Inadequate</i>	
11. Fixtures	—	<i>Serviceable</i>	
12. Stoppers	—	<i>Operable</i>	F.1 Contact the appropriate tradesmen as renovations are needed. See-GN #78
13. Plumbing leaks	—	<i>Yes</i>	F.4 Sink is loosely mounted in the water closet room.
14. Room Ventilation	—	<i>Adequate</i>	F.10 Water closet(s) appear to be non-water saving (toilets).
15. Legalities	—	<i>N/A</i>	
<b>G. Laundry Area (garage)</b>	—	<i>See-GN #81</i>	
1. Condition	—	<i>Serviceable</i>	
2. Cabinets	—		
3. Countertops	—		
4. Sinks	—		
5. Washer	—	<i>Operable</i>	
<i>a. needs a metal pan</i>	—	<i>No</i>	
6. Dryer	—	<i>Operable</i>	
<i>a. Gas heated</i>	—	<i>Yes</i>	
<i>b. Electrically heated</i>	—	<i>No</i>	
<i>c. Dryer venting</i>	—	<i>Inadequate</i>	
7. Room Ventilation	—	<i>Adequate</i>	G.6c Dryer duct exterior cover is missing and does not vent through the garage wall properly.
<b>H. Inaccessible Areas</b>	—	<i>See-GN #84</i>	
<b>I. Area Not Inspected</b>	—	<i>See-GN #85</i>	

# IV Plumbing (Sample Copy)

## Comments & Observation

			Comments & Observation
<b>A. Water Supplies</b>	—	<i>See-GN #86</i>	
1. Location of meter	—	<i>Yard</i>	
2. Location of main shut-off	—	<i>Garage</i>	
3. Water pressure	—	<i>Ade @ 78 PSI</i>	
4. Volume	—	<i>Adequate</i>	
5. Water line size	—	<i>Ade @ ¾ “</i>	
6. Galvanized lines	—	<i>No</i>	
7. Copper lines	—	<i>Yes</i>	
8. Plumbing leaks	—	<i>Yes</i>	
9. Condition	—	<i>Serviceable</i>	
<b>B. Gas Fire Water Heaters</b>	—	<i>See-GN #90</i>	
1. Condition	—	<i>Serviceable</i>	A.8 Water lines exhibit leakage at the rear of the garage. Repair the leak.
2. Location	—	<i>Garage</i>	A.9 Some fixture air chambers are missing See-GN #88
3. Capacity	—	<i>40</i>	An example of this is located in the laundry area at the rear of the garage.
4. Stand/elevation	—	<i>Adequate</i>	
5. Insulation	—	<i>Adequate</i>	
6. Strapping	—	<i>Adequate</i>	
7. Temperature/Pressure Relief	—	<i>Inadequate</i>	B.7 The pressure relief valve drain leaks. It was also pitched backwards.
8. Copp. to Galv. Connections	—	<i>No</i>	B.8 Corrosion indicating a leak was noted at the top of the water heater.
9. Exhaust venting	—	<i>Adequate</i>	B.9 The main exhaust vent pipe should be upgraded to a double insulated pipe. See-GN #94 It also needs to be properly extended up past the roof.
10. Combustion venting	—	<i>Adequate</i>	B.8 Replace galvanized lines/nipples connected to the tank that have direct connection to copper. See-GN #103
11. Size in relation to baths	—	<i>Adequate</i>	
12. Fire separation	—	<i>See Garage</i>	
13. Re-circulating pump	—	<i>N/A</i>	
<b>C. Drainage</b>	—	<i>See-GN #95</i>	
1. Location of main cleanout	—	<i>Driveway</i>	C.1 The driveway drain box was recently replaced. The current owner should be contacted for further information.
2. Type	—	<i>Standard</i>	C.10 Some drains under the sinks are corroding indicating leakage in various locations.
a. Cast iron	—	<i>Yes</i>	C.10 The kitchen drain under the sink appears to be leaking.
b. Galvanized	—	<i>Yes</i>	C.10 The main drain vent leaks in the attic at the left rear corner of the structure. Repairs should be considered.
c. Copper	—	<i>No</i>	
d. Plastic	—	<i>No</i>	
e. Lead	—	<i>No</i>	
f. Clay	—	<i>No</i>	
3. Sizes	—	<i>Adequate</i>	
4. Drain Strapping	—	<i>Adequate</i>	
5. P-traps	—	<i>Adequate</i>	
6. Clogs	—	<i>Nd</i>	
7. Rusting	—	<i>No</i>	
8. Venting	—	<i>Adequate</i>	
9. Drain covers missing	—	<i>No</i>	
10. Plumbing leaks	—	<i>Yes</i>	
11. Condition	—	<i>Serviceable</i>	

# IV Plumbing (continued) (Sample Copy)

## Comments & Observation

<b>D. Other Hot Water Heaters</b>	—	<i>N/A</i>	
1. Type	—		
<i>a. Electrical</i>	—		
<i>b. Spontaneous</i>	—		
<i>c. Instant</i>	—		
2. Operating	—		
3. Condition	—		
4. Location	—		
5. Capacity	—		
<i>a. BTU's input</i>	—		
<i>b. BTU's output</i>	—		
6. Anchorage	—		
7. Insulation	—		
8. Strapping	—		
9. Temperature/Pressure Relief	—		
10. Copp. to Galv. Connections	—		
11. Re-circulating pump	—		
12. Plumbing leaks	—		
13. Service switch/timer	—		
14. Tank size	—		
<i>a. Insulation</i>	—		
<i>b. Strapping</i>	—		
<i>c. T/P Relief valve</i>	—		
<i>d. Copp. to Galv. Connect</i>	—		
15. Exhaust venting	—		
16. Combustion	—		
17. Size in relation to baths	—		
18. Fire separation	—		
<b>E. Solar Heating Systems</b>	—	<i>N/A</i>	
<b>F. Sump/injection Pumps</b>	—	<i>N/A</i>	
<b>G. Exclusions</b>	—	<i>See-GN #108</i>	

# V Electrical (Sample Copy)

## A. Distribution

1 <sup>st</sup> Panel	<i>Int-hall closet</i>	2 <sup>nd</sup> Panel	3 <sup>RD</sup> Panel	4 <sup>TH</sup> Panel
220V Breakers =	<b>3</b>	220V Breakers =	220V Breakers =	220V Breakers =
110V Breakers =	<b>10</b>	110V Breakers =	110V Breakers =	110V Breakers =
220V Fuses =		220V Fuses =	220V Fuses =	220V Fuses =
110V Fuses =		110V Fuses =	110V Fuses =	110V Fuses =

## Comments & Observation

### B. Main Service

—	<i>See-GN #110</i>
a. Wired from street poles	No
b. Wired below ground	Yes
1. Supplied by PG&E	Yes
2. Location of main shut-off	Ext-right
3. Voltage	110/220V
4. Main amperage	100 - Amp
a. Size	Adequate
5. Circuits	Breakers
a. Proper distribution	Nd
b. Fuses over-fused	No
c. Properly labeling	Inadequate
d. Properly grounded	No
6. Panel's Condition	Serviceable
a. Rusting	No
b. Loose	No
c. Setbacks	Inadequate
d. Missing knockouts	No
7. Panel opened	Yes
a. Copper wiring	Yes
b. Aluminum wiring	No
c. Illegal wire splices	No
d. Double lugging	No
e. Loose wiring	No
8. Main Electrical Service	Serviceable

B.5c Each circuit should be labeled, showing service locations.

B.5d The panels could be modified with additional grounding. See-GN #112

B.6c The panel has inadequate clearances form the front/sides. See-GN #114

B.8 The service within the structure will need future upgrading with renovations.

C.9b Cover plates are missing and warrant replacement under the kitchen sink.

C.9c One of the outlets in the living room is inoperable and warrants further evaluation adjacent to the kitchen wall.

### C. Outlets

—	<i>See-GN #117</i>
1. Accessible	Yes
2. Grounded	Yes
3. 3-prong not grounded	No
4. Reverse Polarities	No
5. Open Neutral Reverse	No
6. GFIC Plugs	Adequate
a. Garage	Yes
b. Kitchen	Yes
c. Bathrooms	Yes
d. Exterior	Yes
7. GFIC Plugs operable	Yes
8. Condition	Serviceable
9. All types cover plates	Serviceable
a. Loose	No
b. Missing	Yes
c. Broken	Yes
10. Additional outlets needed	No

# V Electrical (continued) (Sample Copy)

## Comments & Observation

<b>D. Wiring</b>	—	<i>See-GN #122</i>	
1. Condition	—	<i>Serviceable</i>	
2. Inaccessible	—	<i>No</i>	
3. Type	—	<i>Standard</i>	
a. Knob and Tube	—	<i>No</i>	
b. Romex	—	<i>Yes</i>	
c. Metal conduit	—	<i>Yes</i>	
4. Wire gauge adequate	—	<i>Nd</i>	
5. Wires/Conduit loose	—	<i>Yes</i>	
6. Dead fronting	—	<i>Adequate</i>	
7. Illegal wire splice	—	<i>No</i>	
8. Junction box covers missing	—	<i>No</i>	
9. Junction box covers loose	—	<i>No</i>	
<b>E. Extension Cords</b>	—	<i>No</i>	
<b>F. Cable</b>	—	<i>See-GN #124</i>	
<b>G. Phone</b>	—	<i>See-GN #125</i>	
<b>H. Intercom</b>	—	<i>N/A</i>	
<b>I. Security Systems</b>	—	<i>N/A</i>	
<b>J. Central Vacuum Systems</b>	—	<i>N/A</i>	
<b>K. Lighting</b>	—	<i>See-GN #129</i>	
1. Fixtures	—	<i>Serviceable</i>	
a. Missing bulbs	—	<i>No</i>	
b. Burned out bulbs	—	<i>Yes</i>	
c. Loose	—	<i>No</i>	
d. Missing	—	<i>No</i>	
e. Hanging from wires	—	<i>No</i>	
f. Cord light fixtures	—	<i>No</i>	
g. Fixture next to water	—	<i>No</i>	
2. Pull string lights	—	<i>No</i>	
3. Fluorescent needed	—	<i>Yes</i>	
4. Domes	—	<i>Serviceable</i>	
a. Broken	—	<i>No</i>	
b. Missing	—	<i>No</i>	
c. Melted	—	<i>No</i>	
5. Exterior light	—	<i>Serviceable</i>	
a. Need sealing	—	<i>No</i>	
b. Rusting	—	<i>Yes</i>	
6. Switches	—	<i>Serviceable</i>	
a. Missing Covers	—	<i>No</i>	
<b>L. Exclusions</b>	—	<i>See-GN #131</i>	

D.6 Exposed wires are noted in the kitchen fan cabinet above the cooktop, which should be covered with sheetrock and/or plywood.

K.3 Fluorescent lighting should be considered in the kitchen and bathroom areas.

K.3 Fluorescent lighting should be considered in the closet in place of incandescent lighting.

# VI Gas & Heating (Sample Copy)

## Comments & Observation

			Comments & Observation
<b>A. Gas</b>	—	<i>See-GN #132</i>	
1. Supplied by PG&E	—	<i>Yes</i>	
2. Location of meter	—	<i>Ext-right</i>	
<i>a. Condition</i>	—	<i>Serviceable</i>	
<i>b. Gas leaks</i>	—	<i>No</i>	
<i>c. Fire box</i>	—	<i>Adequate</i>	
3. Location of main shut-off	—	<i>At meter</i>	
4. Has flex lines	—	<i>Yes</i>	
<i>a. Illegal penetrations</i>	—	<i>No</i>	
5. Gas lines loose/leaks	—	<i>No</i>	
6. Gas shut-offs accessible	—	<i>Accessible</i>	
<b>B. Heaters (1)</b>	—	<i>See-GN #133</i>	
1. Type	—	<i>See-GN #134</i>	
<i>a. Forced air</i>	—	<i>Yes</i>	
<i>b. Gravity</i>	—		
<i>c. Wall heaters</i>	—		
<i>d. Radiant</i>	—		
<i>e. Gas stove</i>	—		
<i>f. Gas fireplace</i>	—		
<i>g. Base board</i>	—		
2. Operates	—	<i>Yes</i>	A.2 Provide a wrench.
3. Condition	—	<i>Newer</i>	
4. Location	—	<i>Hall-closet</i>	B.14 The vent pipe is comprised of asbestos materials. See-VIII Structural J.
5. Capacity	—	<i>Adequate</i>	B.17 The heater is not housed in a properly fire rated box.
<i>a. BTU's input</i>	—	<i>75,000</i>	
<i>b. BTU's output</i>	—	<i>,000</i>	
6. Heat exchanger	—	<i>Inaccessible</i>	
7. Anchorage	—	<i>Serviceable</i>	
8. Filter	—	<i>Inadequate</i>	
9. Service switch	—	<i>Adequate</i>	
10. Cold air return	—	<i>Adequate</i>	
11. Ducting	—	<i>Serviceable</i>	
12. Registers	—	<i>Adequate</i>	
13. Insulation	—	<i>Serviceable</i>	
<i>a. Asbestos materials</i>	—	<i>No</i>	
<i>b. Fiberglass</i>	—	<i>Yes</i>	
<i>c. Sand</i>	—	<i>No</i>	
<i>d. Foil type</i>	—	<i>No</i>	
<i>e. Needs insulation</i>	—	<i>No</i>	
14. Exhaust venting	—	<i>Adequate</i>	
15. Combustion	—	<i>Adequate</i>	
16. Thermostat/Controls	—	<i>Adequate</i>	
17. Fire separation	—	<i>Inadequate</i>	

# VI Gas & Heating (continued) (Sample Copy)

## Comments & Observation

<b>C. Boilers</b>	—	<i>N/A</i>	
1. Type	—		
<i>a. Steam</i>	—		
<i>b. Radiant</i>	—		
2. Operates	—		
3. Condition	—		
4. Location	—		
5. Capacity	—		
<i>a. BTU's input</i>	—		
<i>b. BTU's output</i>	—		
6. Anchorage	—		
7. Pipes	—		
8. Insulation	—		
<i>a. Asbestos materials</i>	—		
<i>b. Fiberglass</i>	—		
9. Temperature/Pressure Relief	—		
10. Re-circulating pump	—		
11. Plumbing leaks	—		
12. Service switch/timer	—		
13. Has inspection schedule	—		
14. Exhaust venting	—		
15. Combustion	—		
16. Thermostat/Controls	—		
17. Fire separation	—		
<b>D. Radiators</b>	—	<i>N/A</i>	
1. Conditions	—		
2. Missing	—		
3. Plumbing leaks	—		
<b>E. A/C units</b>	—	<i>N/A</i>	
1. Condition	—		
2. Electrical	—		
3. Anchorage	—		
<b>F. Exclusions</b>	—	<i>See-GN #146</i>	
<b>G. Addition Heating Sys. Needed</b>	—	<i>No</i>	

# VII Substructure (Sample Copy)

## Comments & Observation

			Comments & Observation
<b>A. Basement Level</b>	—	N/A	
1. Floor	—		
2. Drainage	—		
a. Surface	—		
b. Drain system	—		
3. Walls/ceilings	—		
4. Water intrusion	—		
5. Fire separation	—		
6. Insulation	—		
<b>B. Garage</b>	—	See-GN #153	
1. Parking spaces	—	2	
2. Floor	—	Serviceable	
3. Drainage	—	Adequate	
a. Surface	—	Yes	
b. Drain system	—	No	
4. Walls/ceilings	—	Serviceable	
5. Water intrusion	—	Yes	
6. Fire separation	—	Inadequate	
7. Insulation	—	N/A	
<b>C. Garage Doors</b>	—	1	
1. Conditions	—	Serviceable	
2. Safe Reverse Mechanism	—	Inadequate	
<b>D. Subarea</b>	—	N/A	
1. Rat proofing	—		
2. Excessive moisture condition	—		
3. Cellulose debris	—		
4. Walls/ceiling	—		
5. Water intrusion	—		
6. Fire separation	—		
7. Insulation	—		
<b>E. Ventilation</b>	—	Inadequate	
<b>F. General household pest</b>	—	See-GN #171	
<b>G. Inaccessible Areas</b>	—	See-GN #172	
<b>H. Area Not Inspected</b>	—	See-GN #173	

B.4 There is a storage loft above the garage floor, which is not designed to carry any substantial weight. The current framing members are designed solely to add stability to the main roof system. If a storage loft is desired, it will entail the installation of additional supports that will rest over the outer walls and be spaced approximately 16" off center. A licensed structural engineer should be contacted for additional information.

B.5 Water stains are in various locations. See-GN #156 An example of this is located at the left rear corner of the structure. Mold and mildew was also noted. Further evaluation is advised.

B.6 The garage fire separation could use improving. See-GN #157

C.1 Contact the appropriate tradesmen for repairs are needed. See-GN #159

C.1 The interior of the garage door has water stains. Garage door exhibits water damage and/or pest infestation at the base of the door.

C.1 The lower panels are not equipped with vents.

C.1 The lift springs are improperly adjusted and warrants tightening.

C.2 The self-reversing safety feature on the opener needs adjustment. See-GN #161

E. The garage space requires an exterior unobstructed air source. See-GN #170 the rear vent are partially blocked.

F. General pest infestations are noted in various locations.

# VIII Structural (Sample Copy)

## Comments & Observation

<b>A. Patios (front and rear)</b>	—	<i>See-GN #174</i>	
1. Condition	—	<i>Serviceable</i>	
2. Supporting components	—	<i>Adequate</i>	
<i>a. Soil only</i>	—	<i>Yes</i>	
<i>b. Membranes over wood</i>	—	<i>No</i>	
<i>c. metal/concrete</i>	—	<i>No</i>	
3. Drainage	—	<i>Adequate</i>	
<i>a. Surface</i>	—	<i>Yes</i>	
<i>b. Drain system</i>	—	<i>No</i>	
<b>B. Decks/Porches</b>	—	<i>N/A</i>	
1. Condition	—		
<b>C. Other</b>	—	<i>N/A</i>	
1. Condition	—		
<b>D. Guardrailing</b>	—	<i>N/A</i>	
<b>E. Stairwells</b>	—	<i>See-GN #192</i>	A.2a There is settling and cracks present.
1. Condition	—	<i>Serviceable</i>	
2. Supporting components	—	<i>Serviceable</i>	E.2b Some lower supports directly contact slab. See-GN #199
<i>a. Membranes over wood</i>	—	<i>No</i>	
<i>b. Support other</i>	—	<i>Yes</i>	F. The hand railing needs modification and/or repairs.
<b>F. Handrailing</b>	—	<i>See-GN #200</i>	G.8 Seismic upgrading most likely does not conform too current codes.
<b>G. Structural</b>	—	<i>See-GN #202</i>	G.9 Water damage and/or pest infestation is noted at the roof eaves. See-GN #206
1. Type(s)	—	<i>Standard</i>	
<i>a. Wood framing</i>	—	<i>Yes</i>	
<i>b. Steel Framing</i>	—	<i>No</i>	
<i>c. Concrete construction</i>	—	<i>No</i>	
<i>d. Brick construction</i>	—	<i>No</i>	
2. Condition	—	<i>Serviceable</i>	
3. Framing undersized	—	<i>No</i>	
4. Settling	—	<i>No</i>	
5. Shifting	—	<i>No</i>	
6. Deflections	—	<i>No</i>	
7. Bowing	—	<i>No</i>	
8. Seismic	—	<i>Fea</i>	
9. Water and/or pest damage	—	<i>Yes</i>	
10. Firewood	—	<i>No</i>	
<b>H. Inaccessible areas</b>	—	<i>See-GN #208</i>	
<b>I. Area not inspected</b>	—	<i>See-GN #209</i>	
<b>J. Exclusions</b>	—	<i>See-GN #210</i>	

# IX Foundations (Sample Copy)

## Comments & Observation

<b>A. Type</b>	—	<i>See-GN #211</i>	
1. Perimeter stem and footing	—	<i>Yes</i>	
2. Pier and post	—	<i>Yes</i>	
<b>B. Monolithic (main structure)</b>	—	<i>See-GN #212</i>	
1. Condition	—	<i>Serviceable</i>	
<b>C. Concrete Steel Reinforced (garage)</b>	—	<i>See-GN #213</i>	
1. Condition	—	<i>Serviceable</i>	
<b>D. Marina Concrete</b>	—	<i>N/A</i>	
1. Condition	—		
2. Efflorescence	—		
3. Deterioration of concrete	—		
4. Cracks	—		
5. "V" Settling Cracks	—		
6. Tilting	—		
<b>E. Brick</b>	—	<i>N/A</i>	B. & C. revealed no significant adverse conditions.
1. Condition	—		
2. Efflorescence	—		
3. Deterioration of mortar	—		
4. Loose brick	—		
5. Missing Bricks	—		
6. Minor Cracks	—		
7. "V" Settling Cracks	—		
8. Tilting	—		
9. Step cracking	—		
<b>F. Bolting</b>	—	<i>Serviceable</i>	F. The mudsill bolts on top of the foundation are suspected to be insufficient. See-GN #221
<b>G. Foundation Height F/G Levels</b>	—	<i>Inadequate</i>	G. Marginal to faulty grade levels are noted at the foundation in the garage and at the rear of the structure. See-GN #222
<b>H. Earth to Wood Contact</b>	—	<i>No</i>	
<b>I. Foundation Undermined</b>	—	<i>No</i>	
1. Foundation Footing size	—	<i>Nd</i>	
<b>J. Brick Stacks</b>	—	<i>N/A</i>	
<b>K. Inaccessible Areas</b>	—	<i>See-GN #230</i>	K. Most of the foundations are inaccessible due to closed walls.
<b>L. Area Not Inspected</b>	—	<i>See-GN #231</i>	
<b>M. Exclusions</b>	—	<i>See-GN #232</i>	

# X Roof (Sample Copy)

## Comments & Observation

<b>A. Attic</b>	—	<i>See-GN #233</i>	
1. Accessible	—	<i>Yes</i>	
2. Insulated	—	<i>Inadequate</i>	
3. Ventilation	—	<i>Adequate</i>	
4. Conditions	—	<i>Serviceable</i>	
<b>B. Roof Coverings</b>	—	<i>See-GN #235</i>	
1. Type	—	<i>See-GN #236</i>	
a. Tar and gravel	—		
b. Built-up tar	—		
c. Composition Shingle	—	<i>Yes</i>	
d. Roll composition	—		
e. Composite shingle	—		
f. Foam	—		
g. Metal shingles	—		
h. Bitumen	—		
i. Slate tiled	—		
j. Terra cotta tiled	—		
k. Wood/shake shingle	—		
l. E.P.D.M.	—		
m. Fiberglass	—		
2. Apparent Age	—	<i>3 + yrs.</i>	
3. # of Layers	—	<i>1 + layers</i>	
4. Drainage	—	<i>Adequate</i>	
a. Edge of roof	—	<i>Yes</i>	
b. Drain system	—	<i>No</i>	
5. Flashing	—	<i>Serviceable</i>	
6. Condition	—	<i>Serviceable</i>	
7. Awnings	—	<i>N/A</i>	
<b>C. Gutters</b>	—	<i>See-GN #243</i>	
1. Condition	—	<i>Serviceable</i>	
a. Drains to main drain	—	<i>No</i>	
<b>D. Skylight</b>	—	<i>See-GN #246</i>	
<b>E. Inaccessible Areas</b>	—	<i>See-GN #247</i>	
<b>F. Area Not Inspected</b>	—	<i>See-GN #248</i>	
<b>G. Exclusions</b>	—	<i>See-GN #249</i>	

A.1 The attic area appears to have sufficient clearance for an inspection. See-GN #234

A.2 The attic area is not equipped with adequate insulation. Install insulation as need.

A.4 Water stains are noted in various locations in the attic.

B. revealed no significant adverse conditions.

B.6 Due to the age of the roof, it is suspected that roof warranties may still be applicable. This warranty should be properly transferred to the new owner prior to the close of escrow.

C.1 The down spout(s) drain water adjacent to the foundation, which should be properly re-diverted with a slash box.

# XI Other Additional Significant Items (Sample Copy)

## Comments & Observation

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1. If you feel there are any discrepancies in this report please contact us immediately. Thank You

To \*\*\*\*\*,

Congratulations! I appreciate this opportunity to serve you. I would like to say that the majority of the Comments & Observation given are typical and are often defined as inadequate due to codes based on brand new construction. Most have very little, if no relevance, to living comfortably in the home. If you or any of your associates have any questions or need clarity regarding any aspect of this inspection and/or report, please don't hesitate to contact me at (415) 665-8288.

Cordially,

Evan B. Donaldson