



NEST TECHNOLOGIES, INC

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Confidential Inspection Report Prepared for:
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Inspection Date:
September 14, 2016

Inspected by:
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AZ BOTR #42018



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EXECUTIVE SUMMARY

NOTE: This analysis is not meant to be technically exhaustive but rather to highlight areas that repairs are needed or areas of long term future concern relating to maintenance and operation.

This **Executive Summary** consists of those items we feel need immediate attention or consideration. It is entirely the client's decision whether or not to include additional items from the **Building Component Checklist** they may feel are of concern and add them to our list of opinions as stated in the **Executive Summary**.

Note: Copies of permits (if they exist) with names and license numbers of all contractors who did work on this home is needed for warranty protection and to verify that concealed work was done properly. It is unknown if permits were obtained for any electrical, gas, mechanical and/or plumbing modifications and/or additions that may have been done to this home. The buyer should investigate during the inspection period.

1. EXTERIOR

- A. The low exterior masonry walls at landscaped areas surrounding the home do not appear to allow for proper drainage away from the home. There are signs of past ponding at these areas and improvement is needed.
- B. The yard watering system appears to be overwatering, especially at the planter boxes where moisture is held along the exterior stem wall, and needs correction.
- C. The basement window well needs vegetation and debris removed. There does not appear to be a drain at the window well area, care should be taken to avoid moisture penetration of this area. There does not appear to be a sump pump for this area.
- D. Although there is a floor drain at the bottom of the basement exterior steps, there does not appear to be a sump pump for this area. This drain needs to be further evaluated.
- E. The south yard gate is damaged and not operable, there is not pool barrier protection at the south yard area.
- F. The rear patio ceiling, beam and trim pieces are moisture stained below the above balcony area and should be further evaluated and corrected as needed.
- G. There is a hole through the kitchen west exterior wall that needs repair.
- H. The basement exterior step heights are uneven throughout the stair, with step heights higher than recommended and the difference in heights out of tolerance for safety. The stair handle rail does not terminate at the exterior walls and is also a potential hazard. The stairs need to be further evaluated and improved as needed.
- I. The basement bedroom enclosure does not appear to be original to the home, the bedroom does not have an exterior window and no means of ingress/ egress as needed.
- J. Consult a licensed contractor to further evaluate all conditions during the inspection period.

2. ROOFING

- A. Roof vents, jacks, and penetrations need mesh and recoating.
- B. The installation of a vent/ rain caps and spark arresters are needed at the chimney tops.
- C. Vegetation and debris needs to be removed from the roof surfaces.
- D. The wood shingles/ shakes are split/ damaged at numerous areas throughout but appear intact. The wood shingles/ shakes need to be monitored and repaired or replaced as needed.
- E. The installed roof to wall flashings appear to be channel flashings and not the proper step-flashings as needed with a shingle roof. This needs to be further evaluated and needs correction the next time the roofing is replaced.
- F. Roof valley flashing does not extend beyond the eave as needed and needs to be further evaluated and improved as needed.
- G. The roof eave gutters are clogged and need cleaning. The gutters show signs of past leakage at joints and need repair or replacement.
- H. Gutter downspouts are damaged/ disconnected or insufficient in length to direct water away from the exterior walls/ stem walls and need further evaluation and improvement.
- I. The rolled roofing installed at the roof chimney cricket does not appear fully bonded and needs further evaluation.
- J. The balcony floor appears bowed downward along the west edge/ termination and needs further evaluation and repair. There are signs of past leakage at the rear patio ceiling below this area, a licensed roofing contractor needs to further evaluate during the inspection period.
- K. Consult a licensed roofing contractor to further evaluate all conditions during the inspection period.

3. PLUMBING

- A. The gas line to the rear yard barbecue is heavily corroded/ damaged at grade and needs to be replaced. This is a potential hazard and needs immediate correction.
- B. The powder room toilet is not functional and the fill/ flush assembly appears to need repair or replacement.
- C. The hall bath toilet is not secure to the floor and needs to be reset.
- D. The laundry south hose bib does not appear to fully close as the attached waterline has a slow leak.
- E. We recommend (as an upgrade) replacing the interior and exterior water shut-off valves with ball valves for ease of operation and to prevent leaks.
- F. The master bath east and west sink drains are not properly connected and the sinks leak into the cabinets when the faucets are operated, corrections are needed.
- G. The master tub divert/ wand control does not have full range of motion due to the installed wall tile.
- H. The basement bathroom shower control spins 360 degrees with no stops which is a potential scald hazard and needs correction.
- I. Consult a licensed plumbing contractor to further evaluate all conditions during the inspection period.

4. ELECTRICAL

- A. The exterior outlets need to be GFCI protected for safety.
- B. The south yard west pilaster light is not secure and has exposed wiring. Several of these exterior pilaster lights are not functional and need further evaluation.
- C. There are several conditions at the main and sub panels that need further evaluation and correction including: There are abandoned wires located inside the main panel that need to be properly abandoned and removed, the main and panel breakers need to be completely and accurately labeled, the main panel has several open breaker spaces that need to be covered, the main panel has several weathered breakers that need further evaluation and may require replacement, electrical wire sheathing extends further into the panel than is recommended and the panel wiring appears crowded, and the main panel buss bar shows signs of past overheating/ damage, these items need to be further evaluated during the inspection period.
- D. Note: The installation of G.F.I. (ground fault interrupting) outlets at all "wet" areas such as the laundry room, garage, and the exterior.
- E. The master whirlpool tub pump motor is not bonded as required and needs correction.
- F. The breakfast nook and master bedroom exterior doors do not have installed exterior switched lights as needed for safety and need correction.
- G. The garage interior wall outlets are not GFCI protected as needed for safety.
- H. The laundry interior wall outlet is not GFCI protected as needed for safety.
- I. Attic electrical wire sheathing is missing near the attic electrical junction box penetrations and wiring is exposed and needs correction.
- J. The kitchen island has only a single outlet which appears insufficient for an island of this size. This GFCI outlet is tripped and will not reset, the outlet appears faulty and needs replacement.
- K. The cooktop downdraft vent is not operational. The outlet for this device tests without power and needs further evaluation.
- L. The kitchen west wall outlet south of the sink shows signs of past overheating and needs to be further evaluated and replaced as needed.
- M. Interior closet wall and ceiling open light fixtures are potential hazards as installed incandescent bulbs would not have appropriate clearance from combustibles or storage items. The fixtures need to be further evaluated and upgraded for safety.
- N. The basement bathroom wall GFCI outlet is tripped and does not reset. The outlet appears faulty and needs replacement.
- O. Consult a licensed electrical contractor to further evaluate all conditions during the inspection period.

5. HEATING AND COOLING

- A. The west exterior wall HVAC condensate line does not extend beyond the wall and may cause moisture damage and needs correction.

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- B. The underground air returns are dirty and need cleaning.
- C. The installed air filters at the ceiling air handler are dirty/ clogged and need replacement.
- D. Consult a licensed HVAC contractor to further evaluate all conditions during the inspection period.

6. INTERIORS

- A. We recommend the installation of smoke detectors in each bedroom. Carbon monoxide detectors need to be installed due to gas fixtures or appliances.
- B. The upper level and basement interior step heights are uneven throughout the stairs, with step heights higher than recommended and the difference in heights out of tolerance for safety. The basement stair handle rails do not terminate at the exterior walls and is also a potential hazard. The upper level stair railing and balcony railing spindle spaces are greater than current safety requirements. The stairs need to be further evaluated and improved as needed.
- C. The basement floor tile grout lines are moisture stained at the northeast end near the exterior door, the source of the moisture is undetermined and needs further evaluation.
- D. Consult a licensed contractor to further evaluate all conditions during the inspection period.

7. ATTIC, INSULATION AND VENTILATION

- A. The garage attic access pull-down plywood stair is not compliant with fire separation standards and needs replacement. Contact a licensed contractor for proper repair.
- B. The attic does not appear to be adequately ventilated; further evaluation and correction is needed.
- C. The kitchen pantry closet attic access cover is missing and needs replacement. A piece of R-30 fiberglass batt insulation needs to be attached to the attic access cover.
- D. Attic insulation levels appear to be below the current standard; we recommend adding insulation to achieve the current R-30 minimum standard.
- E. Attic batt insulation is displaced or missing at several random areas of the visible attic space and needs correction.
- F. Attic flex ducts from bathroom exhaust fans do not fully extend to the roof vent openings and should be improved as needed.
- G. Consult a licensed contractor to further evaluate all conditions during the inspection period.

8. KITCHEN AND BUILT-IN APPLIANCES

- A. The dishwasher and disposal could not be tested due to the leak at the kitchen sink drain pipe disposal area.
- B. The cooktop center burner control appears damaged, is not functional and the burner could not be operated. The Viking cooktop needs repair or replacement.
- C. The cooktop downdraft vent could not be made operational and needs correction.
- D. The disposal is leaking at the drain pipe connection and needs correction.

- E. Consult a licensed contractor or repair specialist to further evaluate all conditions during the inspection period.

9. POOL, SPA AND EQUIPMENT

- A. Self- closing and self- latching devices need to be installed at doors to the pool area for pool barrier protection.
- B. Self- closing and self- latching devices need to be installed at gates to the pool area for pool barrier protection. Gates need to pull-out from and not push-into the pool area for barrier protection.
- C. The pet door may allow access to the pool area and needs correction.
- D. Entrapment prevention components need to be installed for pool safety.
- E. The pool drain cover is damaged/ missing and needs replacement.
- F. The pool equipment pump motor is not bonded as required and needs correction.
- G. There are gaps around the pool light switch where wiring is exposed, correction is needed.
- H. The pool plaster is discolored at shallow areas such as the steps and seats. The spa plaster surfaces appears worn/ rough and needs further evaluation, the spa surface is dirty and has surface debris and needs cleaning and further evaluation.
- I. The pool wall tiles are damaged or missing in at least two areas at the north and northeast ends where tile replacement is needed. The pool wall tiles need cleaning. The spa spillway has several hollow or not fully bonded tiles where repairs are needed.
- J. A portion of the flagstone pool nosing is loose and offset with missing mortar joints at the northwest end.
- K. Consult a licensed pool contractor to further evaluate all conditions during the inspection period.

NOTE: It is our recommendation that repairs be made by licensed contractors or experts familiar with proper methods of repair and for their ability to warranty. All items noted in this summary need to be investigated further during the inspection period. Any items in this summary that are to be repaired need to be corrected by contractors or experts qualified in each category.

BUILDING COMPONENT CHECKLIST
SYSTEM: STRUCTURAL COMPONENTS

FOUNDATION STEM	<p>Foundation stem: <input type="checkbox"/> Readily visible <input checked="" type="checkbox"/> Not fully visible</p> <p>Type: <input checked="" type="checkbox"/> Slab on grade <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Pier <input type="checkbox"/> Post tension</p> <p>Condition: <input checked="" type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary</p> <p>Crawl area condition: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory where visible <input type="checkbox"/> See summary</p> <p>Method used to inspect crawl space: <input type="checkbox"/> Fully accessed <input type="checkbox"/> Not accessed</p> <p><input type="checkbox"/> Viewed through access <input type="checkbox"/> Partially accessed due to owner contents</p> <p>Weep screed: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Typical <input checked="" type="checkbox"/> See summary</p> <p>Comments: (1) The joint between the exterior wall siding and the concrete stem wall should be caulked or sealed at gaps for moisture and pest protection. (2) Small cracks or voids in the concrete stem walls should be filled and the exposed areas should be repainted.</p>
FLOOR STRUCTURE	<p>Type: <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Not fully visible</p> <p>Condition: <input type="checkbox"/> Adverse conditions <input checked="" type="checkbox"/> No visible adverse conditions <input checked="" type="checkbox"/> See summary</p> <p>Finished floor level: <input checked="" type="checkbox"/> Typically above grade <input checked="" type="checkbox"/> See summary</p> <p>Comments: (1) Typical upper level wood floor and stair “pops and squeaks” are noticeable and need to be further evaluated and corrected as needed. (2) The garage floor is cracked at random areas and needs to be monitored and further evaluated as needed. (3) The basement is below grade and subject to moisture intrusion.</p>
WALL STRUCTURE	<p>Type: <input checked="" type="checkbox"/> Frame <input type="checkbox"/> Masonry <input type="checkbox"/> Concrete <input type="checkbox"/> Other</p> <p>Condition: <input checked="" type="checkbox"/> Appears satisfactory where visible <input checked="" type="checkbox"/> See summary</p> <p>Cracks: <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Excessive <input type="checkbox"/> See summary</p> <p>Cladding: <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Brick veneer <input checked="" type="checkbox"/> Hardboard siding</p> <p>Condition: <input checked="" type="checkbox"/> Appears satisfactory where visible <input checked="" type="checkbox"/> See summary</p> <p>Comments: (1) Gaps around framing, plumbing, mechanical, and electrical penetrations through exterior walls should be sealed for moisture and pest protection the next time the home is painted. (2) Joints between dissimilar materials, such as stucco to wood, stucco to metal flashings, stucco to window and door frames, etc., should be sealed and caulked the next time the home is painted. (3) There are stress fractures in the stucco around windows and doors that result from movement, and are quite common. Random area small exterior wall stucco cracks should be repaired or sealed the next time the home is painted. (5) The exterior wall masonry mortar joints need small random areas repairs. (6) Some sections of the exterior frame and stucco walls do not have weep screed installed at terminations.</p>
ROOF AND CEILING STRUCTURE	<p>Type: <input checked="" type="checkbox"/> Trusses <input checked="" type="checkbox"/> Conventional <input checked="" type="checkbox"/> Not fully visible</p> <p>Condition: <input checked="" type="checkbox"/> Adverse conditions <input type="checkbox"/> No visible adverse conditions <input type="checkbox"/> See summary</p> <p>Sheathing: <input checked="" type="checkbox"/> Typical <input checked="" type="checkbox"/> Not fully visible</p> <p>Condition: <input checked="" type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary</p> <p>Comments:</p>

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COLUMNS	House:	<input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Frame <input type="checkbox"/> Wood <input type="checkbox"/> Brick veneer <input type="checkbox"/> N/A
	Condition:	<input checked="" type="checkbox"/> Appear satisfactory where visible <input type="checkbox"/> See summary
	Patio:	<input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Frame stucco <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> N/A
	Condition:	<input checked="" type="checkbox"/> Appear satisfactory where visible <input type="checkbox"/> See summary
	Comments:	

SYSTEM: EXTERIOR

EXTERIOR DOORS	<p>Exterior doors: <input checked="" type="checkbox"/> Generally operable <input type="checkbox"/> Not operational</p> <p>Condition: <input checked="" type="checkbox"/> Appear satisfactory where visible <input checked="" type="checkbox"/> See summary</p> <p>Garage doors: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Operable <input type="checkbox"/> Not operational <input type="checkbox"/> Manual <input checked="" type="checkbox"/> Electric</p> <p><input checked="" type="checkbox"/> Reopens when obstructed <input type="checkbox"/> Stops with resistance <input checked="" type="checkbox"/> See summary</p> <p>Comments: (1) The overhead garage door lower panel is bowed outward and appears bent near the east end. The door is operational but needs to be further evaluated and reinforced as needed. (2) The overhead garage door bottom weather stripping is damaged and needs replacement.</p>
EXTERIOR WINDOWS	<p>Type: <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Single pane <input checked="" type="checkbox"/> Dual pane</p> <p>Condition: <input checked="" type="checkbox"/> Appear satisfactory where visible <input checked="" type="checkbox"/> See summary</p> <p>A representative number of windows: <input checked="" type="checkbox"/> Generally operable <input type="checkbox"/> Not operational</p> <p>Comments: (1) Window screens may be missing, damaged or uninstalled at random locations. (2) The exterior windows were dirty and not fully visible, (windows may not be fully visible due to shade screens, window film, etc.) the windows should be cleaned and further evaluated at the buyer's discretion.</p>
TRIM EAVES SOFFITS FASCIAS	<p>Trim condition: <input type="checkbox"/> Adverse conditions <input checked="" type="checkbox"/> No visible adverse conditions <input type="checkbox"/> See summary</p> <p>Eave condition: <input type="checkbox"/> Adverse conditions <input checked="" type="checkbox"/> No visible adverse conditions <input type="checkbox"/> See summary</p> <p>Soffit condition: <input type="checkbox"/> Adverse conditions <input checked="" type="checkbox"/> No visible adverse conditions <input type="checkbox"/> See summary</p> <p>Fascia condition: <input type="checkbox"/> Adverse conditions <input checked="" type="checkbox"/> No visible adverse conditions <input type="checkbox"/> See summary</p> <p>Comments: (1) The exterior wood trim pieces, especially those surrounding exterior windows, are weathered and need service/ repairs and repainting. (2) Exterior wood features, such as roof eaves, fascias, beam, doors, doorjambes, siding, and trim, need caulking and painting to preserve and to prevent moisture inundation.</p>
DECKS BALCONIES STOOPS STEPS AREAWAYS PORCHES RAILINGS	<p>Decks: <input type="checkbox"/> Generally satisfactory where visible <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A</p> <p>Balconies: <input type="checkbox"/> Generally satisfactory where visible <input checked="" type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Stoops: <input type="checkbox"/> Generally satisfactory where visible <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A</p> <p>Steps: <input type="checkbox"/> Generally satisfactory where visible <input checked="" type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Areaways: <input type="checkbox"/> Generally satisfactory where visible <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A</p> <p>Porches: <input type="checkbox"/> Generally satisfactory where visible <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A</p> <p>Railings: <input checked="" type="checkbox"/> Generally satisfactory where visible <input type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Comments: (1) The exterior entry steps have edge damage where the bricks need to be monitored and replaced as needed.</p>

SITE CONDITIONS

SITE – WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING	Retaining walls:	<input type="checkbox"/> Generally satisfactory where visible	<input type="checkbox"/> See summary	<input checked="" type="checkbox"/> N/A
	Yard fencing:	<input type="checkbox"/> Generally satisfactory where visible	<input checked="" type="checkbox"/> See summary	<input type="checkbox"/> N/A
	Vegetation:	<input checked="" type="checkbox"/> Generally satisfactory where visible	<input type="checkbox"/> See summary	<input type="checkbox"/> N/A
	Grading:	<input type="checkbox"/> Generally satisfactory where visible	<input checked="" type="checkbox"/> See summary	<input type="checkbox"/> N/A
	Drainage:	<input type="checkbox"/> Generally satisfactory where visible	<input checked="" type="checkbox"/> See summary	<input type="checkbox"/> N/A
	Walkways:	<input checked="" type="checkbox"/> Generally satisfactory where visible	<input type="checkbox"/> See summary	<input type="checkbox"/> N/A
	Patios:	<input checked="" type="checkbox"/> Generally satisfactory where visible	<input type="checkbox"/> See summary	<input type="checkbox"/> N/A
	Drive:	<input checked="" type="checkbox"/> Generally satisfactory where visible	<input type="checkbox"/> See summary	<input type="checkbox"/> N/A
	Gates:	<input type="checkbox"/> Generally satisfactory where visible	<input checked="" type="checkbox"/> See summary	<input type="checkbox"/> N/A
<p>Comments: (1) Tree limbs and vegetation should be kept trimmed back from roof and wall surfaces. (2) Typical automotive stains are visible at garage and driveway concrete. (3) Yard areas appear generally flat and should be monitored and re-graded as needed to slope down and away from the home to avoid ponding along the exterior stem wall. (4) The east yard gate was locked and not able to be tested for pool barrier protection. (5) Sprinklers need to be adjusted or relocated as needed to not overspray onto the house walls. There appears to be a leak in the landscape system where water is pooling near the ground valve box at the east yard area. There appears to be a ground watering valve box filled with dirt/ debris below the gutter termination east of the garage that needs further evaluation. (6) The yard low masonry walls and pilasters have some separation at mortar joints and need repair. (7) The west masonry fence wall has large movement cracks at several areas including the pilaster at the southwest corner. The wall appears stable but needs to be monitored.</p>				
<p>Note: Screens, safety glazing, shutters, seasonal accessories, outbuildings, recreational facilities, fences, soil and geological conditions are not required to be observed by inspectors.</p> <p>Note: Moisture and air infiltration through, around, and between door and window frames and glass, including broken seals or condensation between the glass, is not part of this inspection and should be investigated by others. These conditions can occur over time and without being visible during initial inspection and would be considered a latent defect.</p> <p>Note: Building improvement setbacks to property lines or easements are not part of this inspection.</p>				

SYSTEM: ROOFING

ROOF COVERINGS	<input checked="" type="checkbox"/> Roof readily accessible <input type="checkbox"/> Inspected off ladder at eaves and from ground <input type="checkbox"/> Not accessed from roof due to potential for damage to the tiles Signs of past or present roof leaks: <input checked="" type="checkbox"/> Visible <input checked="" type="checkbox"/> See summary Water ponding: <input checked="" type="checkbox"/> Typical ponding <input type="checkbox"/> Excessive ponding <input type="checkbox"/> See summary Type: Built- up: <input type="checkbox"/> Felt/bituminous <input type="checkbox"/> Gravel/rock <input type="checkbox"/> Urethane Condition: <input type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary Type: Shingle: <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Shake <input type="checkbox"/> Other Condition: <input checked="" type="checkbox"/> Appears satisfactory where visible <input checked="" type="checkbox"/> See summary Type: Tile: <input type="checkbox"/> Clay tile <input type="checkbox"/> Cement tile <input type="checkbox"/> Other Condition: <input type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary Comments: (1) Vegetation and debris should be removed from the roof surfaces.
FLASHINGS	Roof flashings: <input type="checkbox"/> Satisfactory where visible <input checked="" type="checkbox"/> See summary Roof to wall flashings: <input type="checkbox"/> Satisfactory where visible <input checked="" type="checkbox"/> See summary Comments:
SKYLIGHTS CHIMNEYS VENTS JACKS	Sky light condition: <input type="checkbox"/> Adverse conditions <input type="checkbox"/> No visible adverse conditions <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A Chimney condition: <input type="checkbox"/> Adverse conditions <input checked="" type="checkbox"/> No visible adverse conditions <input type="checkbox"/> See summary <input type="checkbox"/> N/A <input type="checkbox"/> Spark arrester installed Vent/Jack condition: <input checked="" type="checkbox"/> Adverse conditions <input type="checkbox"/> No visible adverse conditions <input checked="" type="checkbox"/> See summary Comments: (1) Roof vents, jacks, and penetrations will need periodic mesh and recoating.
ROOF DRAINAGE SYSTEMS	Scuppers: <input type="checkbox"/> Satisfactory where visible <input type="checkbox"/> Need cleaning <input checked="" type="checkbox"/> N/A Gutters: <input type="checkbox"/> Satisfactory where visible <input checked="" type="checkbox"/> Need cleaning <input type="checkbox"/> N/A Roof Drains: <input type="checkbox"/> Satisfactory where visible <input type="checkbox"/> Need cleaning <input checked="" type="checkbox"/> N/A Down-spouts: <input type="checkbox"/> Satisfactory where visible <input checked="" type="checkbox"/> Need cleaning <input type="checkbox"/> N/A Splash blocks: <input type="checkbox"/> Satisfactory where visible <input type="checkbox"/> Need cleaning <input checked="" type="checkbox"/> N/A Comments: (1) Note: It is unknown if gutters leak or are properly sloped to drain.
Note: The condition of roof felt paper or membranes below roof tiles, shingles, or wood shakes is unknown and cannot be inspected without possible damage to the roof coverings. Inspectors do not access roof if roof is too high or too steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in this report. No guarantee or warranty is made by this inspection whether the roof leaks at the time of inspection or is subject to future leaking.	

SYSTEM: PLUMBING

<p>EXTERIOR SUPPLY LINES</p>	<p>Main shut-off location: south exterior Lines where visible: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> CPVC <input type="checkbox"/> PVC <input type="checkbox"/> Other <input type="checkbox"/> Insulated <input checked="" type="checkbox"/> Not insulated <input type="checkbox"/> not visible <input checked="" type="checkbox"/> Not fully visible Condition: <input checked="" type="checkbox"/> Appears satisfactory where visible <input checked="" type="checkbox"/> See summary Functional flow: <input checked="" type="checkbox"/> Generally functional <input type="checkbox"/> See summary Anti-siphon devices: <input checked="" type="checkbox"/> Hose bibs <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/> See summary Sewer line cleanout(s): <input checked="" type="checkbox"/> Visible <input type="checkbox"/> Not visible Sewer line cleanout location: south exterior Comments: (1) The pressure type vacuum breaker backflow prevention valves shows signs of corrosion and past leakage at the east and south exteriors and should be monitored and repaired as needed. (2) The installation of anti-siphon devices is needed at all exterior hose bibs. (3) Due to the age of the home we recommend that the sewer lines be scoped by a licensed plumber.</p>
<p>INTERIOR SUPPLY LINES</p>	<p>Visible water lines: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> CPVC <input type="checkbox"/> Polybutylene <input type="checkbox"/> Supported <input type="checkbox"/> Improperly supported <input checked="" type="checkbox"/> Undetermined <input checked="" type="checkbox"/> Not fully visible <input type="checkbox"/> Insulated <input type="checkbox"/> Not insulated <input checked="" type="checkbox"/> Undetermined <input checked="" type="checkbox"/> Not fully visible <input checked="" type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary Visible drain, waste and vent lines: <input checked="" type="checkbox"/> ABS <input type="checkbox"/> Cast iron <input type="checkbox"/> Galvanized steel <input type="checkbox"/> Supported <input type="checkbox"/> Improperly supported <input checked="" type="checkbox"/> Undetermined <input checked="" type="checkbox"/> Not fully visible <input checked="" type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary Attic water lines: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> CPVC <input type="checkbox"/> Polybutylene <input type="checkbox"/> Supported <input type="checkbox"/> Improperly supported <input type="checkbox"/> Undetermined <input checked="" type="checkbox"/> Not fully visible <input type="checkbox"/> Insulated <input type="checkbox"/> Not insulated <input type="checkbox"/> Undetermined <input checked="" type="checkbox"/> Not fully visible <input type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary Cross connections: <input type="checkbox"/> Observed <input checked="" type="checkbox"/> None observed <input type="checkbox"/> See summary Comments:</p>
<p>MISCELLANEOUS WATER FIXTURES AND FAUCETS</p>	<p>Kitchen: <input checked="" type="checkbox"/> Functional <input type="checkbox"/> Nonfunctional <input type="checkbox"/> See summary Laundry: <input checked="" type="checkbox"/> Functional <input type="checkbox"/> Nonfunctional <input checked="" type="checkbox"/> See summary Wet bar: <input type="checkbox"/> Functional <input type="checkbox"/> Nonfunctional <input checked="" type="checkbox"/> N/A Whirlpool: <input checked="" type="checkbox"/> Functional <input type="checkbox"/> Nonfunctional <input type="checkbox"/> N/A Sump pumps: <input type="checkbox"/> Functional <input type="checkbox"/> Nonfunctional <input checked="" type="checkbox"/> N/A Sewage ejector pumps: <input checked="" type="checkbox"/> Functional <input type="checkbox"/> Nonfunctional <input type="checkbox"/> N/A Comments:</p>
<p>Bathroom Locations: 1. Hall Bath, 2. Master Bath, 3. Powder Room, 4. Basement bath, 5. , 6. , 7. , 8.</p>	
<p style="text-align: center;">1 2 3 4 5 6 7 8</p>	

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COUNTERTOPS SURROUNDS AND CABINETS	Functional/ normal wear:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	See summary:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comments:								
TOILETS		1	2	3	4	5	6	7	8
	Functional/ normal wear:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	See summary:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FAUCETS SHOWERHEADS		1	2	3	4	5	6	7	8
	Functional/ normal wear:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	See summary:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BATHROOM EXHAUST FANS		1	2	3	4	5	6	7	8
	Generally functional:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	See summary:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Window ventilation:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY ROOM EXHAUST FAN	Generally functional:	<input checked="" type="checkbox"/>							
	See summary:	<input type="checkbox"/>							
	Window ventilation:	<input type="checkbox"/>							
FUNCTIONAL DRAINAGE: SINKS TUBS SHOWERS		1	2	3	4	5	6	7	8
	Functional/ normal wear:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	See summary:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments:									
Note: Water stop valves and overflows are not checked. Fixtures and trim are checked for function only and not for cosmetic value.									

WATER HEATER

WATER HEATER MAKE: Rheem MODEL: XE50T06ST45UO SERIAL #: RH M341413445	Location: garage Type: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Solar Capacity: 50 gallon Condition: <input checked="" type="checkbox"/> Appears generally operational <input type="checkbox"/> Appears inoperative Normal operating controls: <input checked="" type="checkbox"/> Appear satisfactory where visible <input checked="" type="checkbox"/> See summary Automatic safety controls: <input checked="" type="checkbox"/> Observed <input checked="" type="checkbox"/> Not operated Temperature/Pressure relief valve and line: <input checked="" type="checkbox"/> See summary Signs of leakage: <input checked="" type="checkbox"/> None <input type="checkbox"/> See summary Chimneys, flues, and vents (gas): <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Appears satisfactory where visible Combustion air vents (gas): <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Appears satisfactory where visible Comments: We recommend the installation of an overflow pan at the interior water heater. (2) The water heater top shut-off valve is slightly corroded and needs to be monitored and replaced as needed. (3) Although beyond the scope of this inspection: the soft water unit shows signs of past leakage and needs to be further evaluated and corrected as needed. This device was not operational at the time of inspection. (4) The water heater relief line does not extend to the exterior and needs correction.
Note: Inspectors are not required to determine source of water supply, operate any valve except water closet flush valves, fixture faucets, and hose bibs. Note: Solar systems, septic systems, wells, filters, conditioners, yard landscape watering systems, and fire sprinklers are not a part of this inspection.	

SYSTEM: ELECTRICAL

SERVICE ENTRANCE	Service entrance type: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground Condition: <input checked="" type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary Service entry conductor type: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Not visible Voltage: <u>120/240</u> Amperage: <u>200</u> <input type="checkbox"/> See summary
MAIN DISCONNECT	Main overcurrent device: <input checked="" type="checkbox"/> Breaker <input type="checkbox"/> Fuse <input type="checkbox"/> Lever <input type="checkbox"/> Undetermined Condition: <input checked="" type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary Comments:
SERVICE PANEL	Location(s): south exterior Branch circuit overcurrent devices: <input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Undetermined Branch wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Not visible <input type="checkbox"/> Undetermined <input checked="" type="checkbox"/> Not fully visible Condition: <input checked="" type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary Compatibility of over-current devices to their ampacities and voltages: <input checked="" type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary Wiring to heavy appliances: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Not fully visible <input type="checkbox"/> Not visible Ground wire: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Undetermined Panel labeled: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Somewhat <input type="checkbox"/> No Condition of panel: <input type="checkbox"/> Appears satisfactory where visible <input checked="" type="checkbox"/> See summary Comments: (1) There is a 30-amp breaker inside the main panel set in the off position. This breaker label is not legible but appears to be for the basement HVAC system as that system is not functional. This needs further evaluation.
EXTERIOR WIRING	Receptacles: <input type="checkbox"/> GFCI <input checked="" type="checkbox"/> Not GFCI <input checked="" type="checkbox"/> See summary Representative number of lighting fixtures, switches and receptacles: <input checked="" type="checkbox"/> Generally functional <input checked="" type="checkbox"/> Nonfunctional <input checked="" type="checkbox"/> See summary <input checked="" type="checkbox"/> Correct polarity <input type="checkbox"/> Incorrect polarity <input checked="" type="checkbox"/> Grounded <input type="checkbox"/> Open ground Comments:

INTERIOR WIRING	<p>Bathroom receptacles: <input checked="" type="checkbox"/> GFCI <input type="checkbox"/> Not GFCI <input type="checkbox"/> See summary</p> <p>Kitchen receptacles: <input checked="" type="checkbox"/> GFCI <input type="checkbox"/> Not GFCI <input checked="" type="checkbox"/> See summary</p> <p>Laundry receptacles: <input type="checkbox"/> GFCI <input checked="" type="checkbox"/> Not GFCI <input checked="" type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Wet bar receptacles: <input type="checkbox"/> GFCI <input type="checkbox"/> Not GFCI <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A</p> <p>Garage receptacles: <input type="checkbox"/> GFCI <input checked="" type="checkbox"/> Not GFCI <input checked="" type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Representative number of lighting fixtures, switches and receptacles:</p> <p> <input checked="" type="checkbox"/> Generally functional <input checked="" type="checkbox"/> Nonfunctional <input checked="" type="checkbox"/> See summary</p> <p> <input checked="" type="checkbox"/> Correct polarity <input type="checkbox"/> Incorrect polarity <input checked="" type="checkbox"/> Grounded <input type="checkbox"/> Open ground</p> <p>Comments: (1) Exterior and interior light fixtures do not function or do not completely function at random areas throughout. Bulbs? Further evaluation and repair or replacement is needed.</p>
<p>Note: A representative number of switches and receptacles that are readily accessible are tested. Inspectors are required to observe but not determine adequacy of electrical panels and current capacity – not within the scope of this report.</p> <p>Note: Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected.</p>	

SYSTEM: HEATING

UNIT #1	<p>Location and type: split system heat pump</p> <p>Energy source: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solid fuel</p> <p>Unit: <input type="checkbox"/> Operational <input checked="" type="checkbox"/> See "Note" at bottom of page</p> <p>Comments:</p>
UNIT #2	<p>Location and type: electrical heater</p> <p>Energy source: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solid fuel</p> <p>Unit: <input type="checkbox"/> Operational <input checked="" type="checkbox"/> See summary</p> <p>Comments: The unit was not functional and did not respond to the thermostat.</p>
UNIT #3	<p>Location and type: split system heat pump</p> <p>Energy source: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solid fuel</p> <p>Unit: <input type="checkbox"/> Operational <input checked="" type="checkbox"/> See "Note" at bottom of page</p> <p>Comments:</p>
CONTROLS/ VENTS	<p>Normal operating control (Thermostat): <input checked="" type="checkbox"/> Appears functional <input checked="" type="checkbox"/> See summary</p> <p>Chimneys, flues and venting: <input type="checkbox"/> Generally functional <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A</p> <p>Comments:</p>
DISTRIBUTION SYSTEM	<p>Heat distribution systems - fans, pumps, ducts and piping, with supports, blower, dampers, insulation, registers, radiators, fan coil units, convectors:</p> <p><input checked="" type="checkbox"/> Observed <input type="checkbox"/> Generally operable <input type="checkbox"/> See summary</p> <p>Supply ductwork: <input checked="" type="checkbox"/> Wire flex <input checked="" type="checkbox"/> Rigid <input type="checkbox"/> Underground <input checked="" type="checkbox"/> Not fully visible</p> <p><input checked="" type="checkbox"/> Supported <input type="checkbox"/> Not supported <input checked="" type="checkbox"/> Undetermined</p> <p><input checked="" type="checkbox"/> Insulated <input type="checkbox"/> Not insulated <input checked="" type="checkbox"/> Undetermined</p> <p>Return ductwork: <input type="checkbox"/> Wire flex <input checked="" type="checkbox"/> Rigid <input checked="" type="checkbox"/> Underground <input checked="" type="checkbox"/> Not fully visible</p> <p><input type="checkbox"/> Supported <input type="checkbox"/> Not supported <input checked="" type="checkbox"/> Undetermined</p> <p><input type="checkbox"/> Insulated <input type="checkbox"/> Not insulated <input checked="" type="checkbox"/> Undetermined</p> <p>Returns: <input checked="" type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary</p> <p>Air filters location(s): at air handlers</p> <p><input type="checkbox"/> Appears satisfactory where visible <input checked="" type="checkbox"/> See summary</p> <p>Comments: (1) We recommend monthly replacement of the air filter(s).</p>
SAFETY CONTROLS	<p>Gas lines: <input type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A</p> <p>Gas shut-offs: <input type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A</p> <p>Comments:</p>
AIR SUPPLY	<p><input checked="" type="checkbox"/> Supplied to all major living areas <input type="checkbox"/> See summary</p> <p>There is presence of installed heating source in each of the following rooms: Bedrooms, bathrooms, loft, dining room, living room, family room, kitchen, basement</p> <p><input checked="" type="checkbox"/> Adverse conditions <input type="checkbox"/> No visible adverse conditions <input type="checkbox"/> See summary</p> <p>Comments:</p>

Note: Inspectors are not required to observe humidifiers, electronic filters, interior of flues, adequacy or uniformity of air supply to various rooms, or operate systems that have been shut down or when weather conditions may cause damage to the equipment. **Note:** This inspection does not include heat exchangers, which may or may not have cracks or holes. If this is of concern, a licensed heating contractor should investigate.

Note: Unit not checked for heating function due to time of year and potential for damage if switched from cooling to heat then back again.

SYSTEM: CENTRAL AIR CONDITIONING

UNIT #1 MAKE: Trane 06/2003 MODEL: 354523B2F SERIAL #: 2A6H40481000AA	Location and type: split system heat pump: west exterior south ground unit with pantry closet air handler Temperature spread: <input checked="" type="checkbox"/> Appears satisfactory <input type="checkbox"/> See summary Unit condition: <input checked="" type="checkbox"/> Appears functional <input type="checkbox"/> See summary Energy source: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas
UNIT #2 MAKE: TRANE 10/86 MODEL: BTD724A100C1 SERIAL #: S42223959	Location and type: split system a/c: west exterior middle ground unit with basement ceiling air handler Unit condition: <input type="checkbox"/> Appears functional <input checked="" type="checkbox"/> See summary Energy source: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas Comments:
UNIT #3 MAKE: TRANE 07/2008 MODEL: 4TWR4030A1000AA SERIAL #: 8313YS72F	Location and type: split system heat pump: west exterior north ground unit with hall closet air handler Temperature spread: <input checked="" type="checkbox"/> Appears satisfactory <input type="checkbox"/> See summary Unit condition: <input checked="" type="checkbox"/> Appears functional <input type="checkbox"/> See summary Energy source: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas
CONTROLS	Normal operating control (Thermostat): <input checked="" type="checkbox"/> Appears functional <input checked="" type="checkbox"/> See summary Comments:
DISTRIBUTION SYSTEM	A/C distribution systems - fans, pumps, ducts and piping, with supports, dampers, insulation, registers, radiators, fan coil units, convectors: <input checked="" type="checkbox"/> Observed <input checked="" type="checkbox"/> Generally operable <input checked="" type="checkbox"/> See summary Supply ductwork: <input checked="" type="checkbox"/> Wire flex <input checked="" type="checkbox"/> Rigid <input type="checkbox"/> Underground <input checked="" type="checkbox"/> Not fully visible <input checked="" type="checkbox"/> Supported <input type="checkbox"/> Not supported <input checked="" type="checkbox"/> Undetermined <input checked="" type="checkbox"/> Insulated <input type="checkbox"/> Not insulated <input checked="" type="checkbox"/> Undetermined Return ductwork: <input type="checkbox"/> Wire flex <input checked="" type="checkbox"/> Rigid <input checked="" type="checkbox"/> Underground <input checked="" type="checkbox"/> Not fully visible <input type="checkbox"/> Supported <input type="checkbox"/> Not supported <input checked="" type="checkbox"/> Undetermined <input type="checkbox"/> Insulated <input type="checkbox"/> Not insulated <input checked="" type="checkbox"/> Undetermined Returns: <input checked="" type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary Air filters location(s): at air handlers <input type="checkbox"/> Appears satisfactory where visible <input checked="" type="checkbox"/> See summary <input checked="" type="checkbox"/> Air handler(s) <input checked="" type="checkbox"/> Generally functional <input checked="" type="checkbox"/> See summary Comments: (1) We recommend monthly replacement of the air filter(s).
AIR SUPPLY	<input checked="" type="checkbox"/> Supplied to all major living areas <input type="checkbox"/> See summary There is presence of installed cooling source in each of the following rooms: Bedrooms, bathrooms, loft, dining room, living room, family room, kitchen, basement <input type="checkbox"/> Adverse conditions <input checked="" type="checkbox"/> No visible adverse conditions <input type="checkbox"/> See summary

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	Comments:
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Note: We recommend the heating and cooling system be cleaned and serviced seasonally.

Note: It should be expected that due to the age of the heating and air conditioning unit(s), that components might fail at any time.

SYSTEM: INTERIORS

WALLS	<input checked="" type="checkbox"/> Generally satisfactory where visible <input checked="" type="checkbox"/> Normal wear <input type="checkbox"/> See summary Fire separation walls: <input type="checkbox"/> attic fire walls <input type="checkbox"/> multiple dwelling fire walls <input type="checkbox"/> generally satisfactory where visible <input type="checkbox"/> See summary <input checked="" type="checkbox"/> n/a Comments: (1) Due to the age of this home defects may be present at concealed areas such as below grade, under attic insulation, in wall and ceiling cavities, and under flooring. (2) Due to the recent remodel defects may be present and concealed.
CEILINGS	<input checked="" type="checkbox"/> Generally satisfactory where visible <input checked="" type="checkbox"/> Normal wear <input type="checkbox"/> See summary Fire separation ceilings: <input checked="" type="checkbox"/> Garage fire separation ceiling <input checked="" type="checkbox"/> Generally satisfactory where visible <input type="checkbox"/> See summary <input type="checkbox"/> N/A Comments:
FLOORS	<input checked="" type="checkbox"/> Carpet <input checked="" type="checkbox"/> Tile <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Laminate <input type="checkbox"/> Other <input checked="" type="checkbox"/> Generally satisfactory where visible <input checked="" type="checkbox"/> Normal wear <input type="checkbox"/> See summary Comments: (1) Condition of floor under floor coverings and appliances is unknown. (2) Tile floors should be caulked periodically to tubs, toilets, cabinets, baseboards, etc., for moisture protection.
INTERIOR DOORS AND WINDOWS	A representative number of doors and windows: <input checked="" type="checkbox"/> Generally operable <input checked="" type="checkbox"/> Generally satisfactory where visible <input checked="" type="checkbox"/> See summary Fire separation door between garage and house: <input checked="" type="checkbox"/> Generally satisfactory where visible <input type="checkbox"/> See summary <input type="checkbox"/> N/A Comments: (1) The pantry mechanical closet door rubs the jamb when operated and needs correction. (2) The upper level interior door rubs the carpet when operated.
STEPS/STAIRS BALCONIES RAILS	Steps/ Stairs: <input type="checkbox"/> Generally satisfactory where visible <input checked="" type="checkbox"/> Normal wear <input checked="" type="checkbox"/> See summary Balconies/ Rails: <input type="checkbox"/> Generally satisfactory where visible <input checked="" type="checkbox"/> Normal wear <input checked="" type="checkbox"/> See summary Comments:
SMOKE DETECTORS	<input type="checkbox"/> Functional <input type="checkbox"/> None observed <input checked="" type="checkbox"/> See summary Comments: Note: Smoke detector testing is limited to pressing the test button for audible response. Hard wire or battery backup is not tested. Note: It is recommended that smoke detectors over ten years old be replaced. Note: We recommend the installation of carbon monoxide detectors due to gas fixtures.

FIREPLACES

FIREPLACE #1	Location(s): family room Type: <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Zero clearance <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input checked="" type="checkbox"/> Wood Flue type: <input type="checkbox"/> Clay <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Direct vent <input type="checkbox"/> See summary Dampers: <input checked="" type="checkbox"/> Functional <input type="checkbox"/> Nonfunctional <input type="checkbox"/> Removed <input type="checkbox"/> Fixed open <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Generally satisfactory where visible <input type="checkbox"/> See summary Comments:
FIREPLACE #2	Location(s): master bedroom Type: <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Zero clearance <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input checked="" type="checkbox"/> Wood Flue type: <input type="checkbox"/> Clay <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Direct vent <input type="checkbox"/> See summary Dampers: <input checked="" type="checkbox"/> Functional <input type="checkbox"/> Nonfunctional <input type="checkbox"/> Removed <input type="checkbox"/> Fixed open <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Generally satisfactory where visible <input type="checkbox"/> See summary Comments:
NOTE: We recommend periodic cleaning of the flue pipe due to creosote build-up.	

SYSTEM: INSULATION AND VENTILATION

ATTIC	Attic access location(s): garage and pantry <input type="checkbox"/> readily accessible/ fully accessed <input checked="" type="checkbox"/> Viewed from scuttle hole off ladder <input type="checkbox"/> N/A <input checked="" type="checkbox"/> The attic was not accessed beyond the scuttle hole or storage platform <input checked="" type="checkbox"/> Vaulted areas were not accessed because there is no access or limited space Comments:
VENTILATION	Attic ventilation: Type: <input type="checkbox"/> N/A <input type="checkbox"/> Turbine <input checked="" type="checkbox"/> Roof <input type="checkbox"/> Gable <input type="checkbox"/> Ridge <input type="checkbox"/> Vented "bird board" Location: <input checked="" type="checkbox"/> Roof <input type="checkbox"/> Under eave <input type="checkbox"/> Gable wall <input type="checkbox"/> Other Condition: <input type="checkbox"/> Satisfactory where visible <input checked="" type="checkbox"/> Poor <input type="checkbox"/> None <input checked="" type="checkbox"/> See summary Crawlspace ventilation: Type: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Open <input type="checkbox"/> Mechanical <input type="checkbox"/> Open <input type="checkbox"/> None Location: <input type="checkbox"/> Foundation walls <input type="checkbox"/> Through floor <input type="checkbox"/> Other Condition: <input type="checkbox"/> Satisfactory where visible <input type="checkbox"/> Poor <input type="checkbox"/> See summary Dryer ventilation: Location: <input checked="" type="checkbox"/> Through roof <input type="checkbox"/> Through wall <input type="checkbox"/> N/A Condition: <input checked="" type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary Visible ducts/vents: <input checked="" type="checkbox"/> Appears satisfactory where visible <input type="checkbox"/> See summary Comments:
INSULATION	Wall insulation type: <input checked="" type="checkbox"/> Undetermined <input checked="" type="checkbox"/> Not visible- not inspected Attic insulation type: <input checked="" type="checkbox"/> Batt <input type="checkbox"/> Blown <input type="checkbox"/> Cellulose <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> Rock wool Attic insulation depth: 6" to 9" (+/-) <input checked="" type="checkbox"/> Not fully visible <input type="checkbox"/> See summary Attic insulation condition: <input type="checkbox"/> Appears satisfactory where visible <input checked="" type="checkbox"/> Displaced <input type="checkbox"/> Damaged <input checked="" type="checkbox"/> Missing Vaulted ceilings: <input type="checkbox"/> N/A <input type="checkbox"/> Visible <input checked="" type="checkbox"/> Not visible Vapor retarders: <input type="checkbox"/> Building paper <input type="checkbox"/> Plastic <input type="checkbox"/> Other <input checked="" type="checkbox"/> None visible (typical) Comments:

KITCHEN AND BUILT-IN APPLIANCES

CABINETS AT RANDOM	A representative number of cabinets: Condition: <input checked="" type="checkbox"/> Satisfactory where visible <input checked="" type="checkbox"/> Normal wear <input type="checkbox"/> See summary Comments:
COUNTERTOPS	Condition: <input checked="" type="checkbox"/> Satisfactory where visible <input checked="" type="checkbox"/> Normal wear <input type="checkbox"/> See summary Comments:
DISHWASHER	Condition: <input type="checkbox"/> Appears functional <input type="checkbox"/> Normal wear <input checked="" type="checkbox"/> See summary Comments:
DISPOSAL	Condition: <input type="checkbox"/> Appears functional <input type="checkbox"/> Normal wear <input checked="" type="checkbox"/> See summary Comments:
COOKTOP	Condition: <input type="checkbox"/> Appears functional <input type="checkbox"/> Normal wear <input checked="" type="checkbox"/> See summary Comments:
OVENS	Condition: <input checked="" type="checkbox"/> Appears functional <input checked="" type="checkbox"/> Normal wear <input type="checkbox"/> See summary Comments:
EXHAUST FAN/ STOVE VENT	Location: <input type="checkbox"/> At microwave <input type="checkbox"/> At hood <input checked="" type="checkbox"/> At stovetop <input type="checkbox"/> None Ventilation type: <input type="checkbox"/> Vented <input type="checkbox"/> Self-vented <input checked="" type="checkbox"/> Downdraft vent <input type="checkbox"/> Other Condition: <input type="checkbox"/> Appears functional <input checked="" type="checkbox"/> See summary Comments:
MICROWAVE	Condition: <input checked="" type="checkbox"/> Appears functional <input checked="" type="checkbox"/> Normal wear <input type="checkbox"/> See summary Comments:

POOL, SPA & EQUIPMENT

GENERAL CONDITION	<p>Type: <input type="checkbox"/> Above ground pool <input type="checkbox"/> Below ground pool <input checked="" type="checkbox"/> Pool/Spa combination <input type="checkbox"/> Separate pool and spa</p> <p>Finish: <input checked="" type="checkbox"/> Plaster <input type="checkbox"/> Pebble-surface <input type="checkbox"/> Fiberglass <input type="checkbox"/> Vinyl liner</p> <p>Condition: <input checked="" type="checkbox"/> Normal wear <input checked="" type="checkbox"/> Wear/damage <input checked="" type="checkbox"/> Generally clean <input checked="" type="checkbox"/> Not clean <input type="checkbox"/> Algae present</p> <p>Aerator: <input type="checkbox"/> Generally satisfactory <input checked="" type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Aerator valve: <input type="checkbox"/> Generally satisfactory <input checked="" type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Auto Filler: <input type="checkbox"/> Generally satisfactory <input type="checkbox"/> See summary <input type="checkbox"/> Anti-siphon valve <input checked="" type="checkbox"/> N/A</p> <p>Comments: (1) The pool equipment and valves need to be labeled for easy operation and prevention of damage. (2) The pool equipment water lines need to be painted for ultraviolet protection. (3) The pool equipment aerator valve handle is seized and needs replacement. (4) The gap between the pool wall and skimmer liner needs to be sealed.</p>
CLEANING SYSTEM	<p>Type: <input type="checkbox"/> In-floor pop-ups <input checked="" type="checkbox"/> Suction head (Vacuum) <input type="checkbox"/> Pressure head <input type="checkbox"/> None <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not operating</p> <p>Comments:</p>
EQUIPMENT	<p>Equipment - pumps, motors, blowers, skimmers, drains, gauges, visible piping and valves: <input checked="" type="checkbox"/> Appears operational <input type="checkbox"/> Wear/Damage noted <input checked="" type="checkbox"/> See summary</p> <p>Comments:</p>
FILTER	<p>Type: <input checked="" type="checkbox"/> Sand <input type="checkbox"/> Diatomaceous earth <input type="checkbox"/> Cartridge <input checked="" type="checkbox"/> Backflush not tested <input checked="" type="checkbox"/> Appears operational <input type="checkbox"/> Wear/Damage noted <input type="checkbox"/> See summary</p> <p>Comments:</p>
DECK STEPS/SEATS COPING TILE HANDRAILS LADDERS	<p>Deck condition: <input checked="" type="checkbox"/> Typical for age <input type="checkbox"/> Wear/Damage <input type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Step/Seat condition (internal): <input checked="" type="checkbox"/> Typical for age <input type="checkbox"/> Wear/Damage <input checked="" type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Step/Ladder condition (external): <input type="checkbox"/> Typical for age <input type="checkbox"/> Wear/Damage <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A</p> <p>Coping condition: <input type="checkbox"/> Typical for age <input checked="" type="checkbox"/> Wear/Damage <input checked="" type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Tile condition: <input type="checkbox"/> Typical for age <input checked="" type="checkbox"/> Wear/Damage <input checked="" type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Grout seam condition: <input checked="" type="checkbox"/> Typical for age <input type="checkbox"/> Wear/Damage <input type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Handrail condition: <input checked="" type="checkbox"/> Typical for age <input type="checkbox"/> Wear/Damage <input type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Ladder condition: <input type="checkbox"/> Typical for age <input type="checkbox"/> Wear/Damage <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A</p> <p>Comments:</p>
ELECTRICAL	<p>Underwater lighting: <input checked="" type="checkbox"/> Pool <input type="checkbox"/> Spa</p> <p>Condition: <input checked="" type="checkbox"/> Appears operational <input type="checkbox"/> Damage noted <input type="checkbox"/> See summary</p> <p>GFCI outlet: <input checked="" type="checkbox"/> Operational <input type="checkbox"/> Not operational <input type="checkbox"/> See summary <input type="checkbox"/> N/A</p> <p>Conduit: <input checked="" type="checkbox"/> Appears functional <input type="checkbox"/> Wear/Damage <input type="checkbox"/> See summary <input type="checkbox"/> N/A</p>

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	Components: <input checked="" type="checkbox"/> Typical for age <input type="checkbox"/> Wear/Damage <input checked="" type="checkbox"/> See summary <input type="checkbox"/> N/A Timer assemblies: <input checked="" type="checkbox"/> Typical for age <input type="checkbox"/> Wear/Damage <input type="checkbox"/> See summary <input type="checkbox"/> N/A Comments:
BOND WIRES	Pump motors: <input type="checkbox"/> External <input type="checkbox"/> Normal wear <input type="checkbox"/> Wear/damage <input checked="" type="checkbox"/> See summary <input type="checkbox"/> N/A Blowers: <input type="checkbox"/> External <input type="checkbox"/> Normal wear <input type="checkbox"/> Wear/damage <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A Heaters: <input type="checkbox"/> External <input type="checkbox"/> Normal wear <input type="checkbox"/> Wear/damage <input type="checkbox"/> See summary <input checked="" type="checkbox"/> N/A Comments:
GROUNDING	Metal objects within five feet of pool: <input type="checkbox"/> Bonded <input type="checkbox"/> Not bonded <input checked="" type="checkbox"/> N/A Comments:
HEATERS	Type: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Heat pump <input type="checkbox"/> Solar <input type="checkbox"/> Electric Condition: <input checked="" type="checkbox"/> Appears operational <input type="checkbox"/> Wear/Damage noted <input type="checkbox"/> See summary Automatic safety controls: <input checked="" type="checkbox"/> Observed <input checked="" type="checkbox"/> Not operated Condition: <input checked="" type="checkbox"/> Appear satisfactory where visible <input type="checkbox"/> See summary Comments:
CHILD SAFE BARRIERS	Type: <input type="checkbox"/> Fencing <input type="checkbox"/> Self-closing/self-latching gate <input checked="" type="checkbox"/> Pneumatic door closers <input type="checkbox"/> Door alarms <input type="checkbox"/> None visible Condition: <input checked="" type="checkbox"/> Appear satisfactory where visible <input checked="" type="checkbox"/> See summary Comments:
ENTRAPMENT PREVENTION	<input checked="" type="checkbox"/> Present <input checked="" type="checkbox"/> None visible Comments:
<p>NOTE: Underground leaks, operating efficiency of pool or spa are beyond the scope of this report. Pool heaters, salt systems and chlorinators have not been inspected and are not part of this report unless otherwise noted. Pool equipment components will not be disassembled. All valves will be left as found. Local ordinances should be checked to ensure that pool safety and pool fencing requirements are in compliance.</p> <p>NOTE: The buyer(s) should familiarize themselves with the operation of the pool, spa and equipment before operating to prevent damage.</p>	