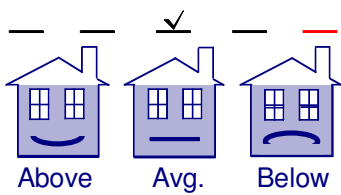


PERSPECTIVE SUMMARY

No. 1000 Sample Lane

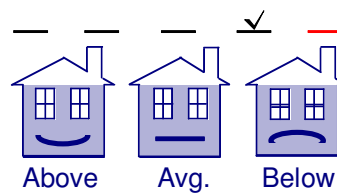
THIS SHEET SUMMARIZES THE OVERALL CONDITION OF THE VARIOUS HOUSE SYSTEMS IN COMPARISON TO HOUSES OF ITS PEERS.

STRUCTURE:



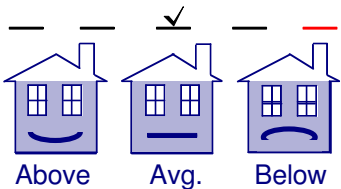
Major / Minor
Complex / Simple
Repairs Recommended

ELECTRIC:



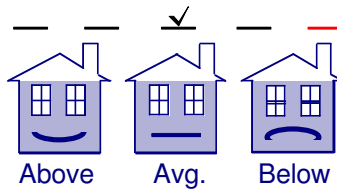
Major / Minor
Repairs Recommended
Circuit Check
Recommended

HEATING / AIR CONDITIONING:



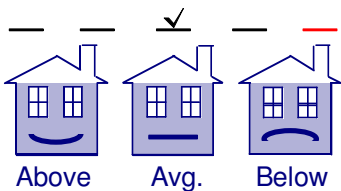
Major / Minor
Repairs / Maintenance
Recommended
Aged Equipment

PLUMBING:



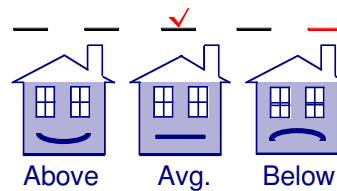
Major / Minor
Repairs / Maintenance
Recommended

BASEMENT / CRAWL SPACE / SLAB:



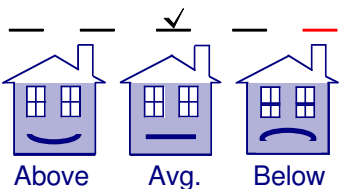
Major / Minor
Repairs Recommended
Moisture / Seepage
signs present

KITCHEN:



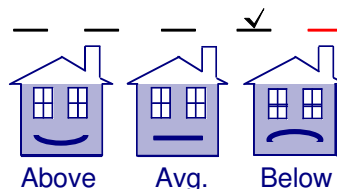
Major / Minor
Repairs Recommended
Aged Equipment

INTERIOR:



Major / Minor
Repairs Recommended
Cosmetics

EXTERIOR:



Major / Minor
Repairs Recommended
Cosmetics

Level of complexity: High Medium Low

Subjectivity of opinions: High Medium Low

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

MAJOR POINTS OF CONCERN ARE:

Electrical Repairs
Smoke detector repairs
Deck repairs

SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

Hardwood flooring
Updated baths (partial)
Updated water heater
Updated kitchen

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

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

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

Daytime _____

Evening _____

FOUNDATION: ACCESS Typical/ restricted finishing Foundation Seismic Bolts retrofit Upgrade Recommended
 Full basement Crawl space Slab Post tensioned slab Combination Gradebeamed Upgrade
 Pier/piling (elevated) Original construction Dug out Expanded Columns concrete / block / brick / metal/ wood
MATERIALS: Brick Block (Parged/ unparged) Terra Cotta Stone (loose) Poured Concrete Wood
SETTLEMENT NOTED: Slight Moderate Ongoing Adequate repairs made ?
HOUSE IS: Stone Solid masonry /cavity wall Brick veneer (W/O weeps) Framing is: Wood/Metal
 Floor: trusses / joists / reinforced Roof Trusses / Rafters Log Tremor Resist / Retrofit
 Hurricane / flood resist ? Tie Beams end braces retrofit Earth Earth sheltered Style: _____
FRAMING: Settlement Slight Moderate Ongoing Adequate repairs made ? Access impaired
 LIGHT FRAMING: Temporary supports / beams / columns Past fire damage ?
WOOD BORERS: Past activity Evidence of treatment Repairs adequately made ? Not completely seen
MISC: Additions/outbuildings (expanded septic ?) Access impaired shallow crawl space ? Wall Anchors
 POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS ? EXIST: _____
 COMPLETE WOOD/PEST INFESTATION REPORT RECOMMENDED AMATEUR WORK/REPAIRS

Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?
 Check with a professional engineer, pest control contractor, _____ for complete information.

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

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

E. Close ground contact @ front left side - recommend wood pest inspection & closely monitor

c. Form tie remains @ exterior right front
 c. Form tie remains @ mechanical room side wall
 p. Trusses cut for installation of attic pulldown stairs - confirm review & approval by PE & local authority (install approx. 1999)

NOTE: Sealed boxes are not opened, electromagnetic fields (EMF) are not checked. EMF Electromagnetic Fields ?
ACCESS: Typical restricted Utility off/system not checked Voltage 120/240/208 1 3 Phase Main Breaker/Disconnect N
 Approx. Amps: Entrance cable 200 Meter base 200 ? Main Box/es 200 / EXPANDED SYSTEM
 Underground Weatherhead Breakers fuses Buzz/hot (resettable) Useful Upgrade

PANEL: Location: Main Panel Basement Rear Wall

Sub Panel: Basement Rear Wall **Main Disconnect:** _____
 Labeled unlabeled (partial) Single multiple trough
 Expansion Room Y R N
 A/C Readily Accommodated Y T N N/A
 Loose wiring in panel Hostile environment

INSURANCE INFORMATION:
 Original Service heaved up (incomplete)
 % wiring upgraded/added 20 Yrs Ago _____
 Entrance AL Major Appl CU/AL Gen Light CU
 (CU = Copper AL = Aluminum)
 Romex/(Loomex) ungrounded romex BX Conduit Knob + Tube

GROUNDING: Plumbing/gas/rod foundation multiple central ? Surge suppressor/s Lightning rods useful upgrade/s
GROUND FAULT BREAKER/S: Panel/Bath/Garage/Exterior/Pool/Kitchen/Basement kitchen & exterior Extended/Useful Upgrade
ARC FAULT CIRCUIT INTERRUPTER/S: Panel/Other _____ Useful Upgrade
PLUG DISTRIBUTION: Minimum typical upgraded two/three hole type/combination Hidden devices/switches?
WIRING: Closet/Custom/Pool Lighting Outbuilding/Yard Low Voltage/DC Lighting Auxiliary/heat tape Extra circuitry recommended
 Supplemental Power Substandard maintenance Circuit check recommended
 AMATEUR WORKMANSHIP: Added Electrical work

Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?
 Check with an electrician, code authority, General Contractor _____ for complete information.

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A INADEQUATE POWER SERVICE		a ENTRANCE/MAJOR APPLIANCE <u>LEADS loose</u>	Repair
B ENTRANCE CABLE UNDERSIZED		ANTIOXIDANT needed	
* C ALUMINUM general lighting circuits		b TRIPPED BREAKER/S BLOWN FUSES	
D UNFUSED/UNPROTECTED circuit/s (>5')		c <u>MULTIPLE taps/Circuits ? EXTENDING of circuitry ?</u>	Repair
E OVERFUSING		d CIRCUIT(S) not connected in panel	
F WATER/RUSTED connections in box		e <u>EXTENSION cords SPLICED wires</u>	Repair
<input checked="" type="radio"/> G <u>SHORT CIRCUIT burned/frayed wiring</u>	Expert	f FRAYED appliance wires PLUGS	
<input checked="" type="radio"/> H <u>GFCI/ARC Fault/Circuit Breaker bad/broken</u>	Upgrade	g ADAPTERS Nonpolarized/ungrounded	
LNA I KNOB AND TUBE wiring system		<input checked="" type="radio"/> h <u>WIRES/BOXES uncovered/loose unprotected</u>	Repair
J EXTENDED major appliance circuit		FIXTURES broken/defective clearance ?	
K GROUND BONDING STRAP/ROD missing/loose		<input checked="" type="radio"/> i <u>RECEPTACLES dead/ungrounded</u>	
L CONTACT HAZARD exterior/interior		<u>painted/broken/covers/rusted/loose</u>	
G. Discoloration consistent with arc located @ top right on loadcenter @ NM connector - recommend review by electrical contractor		poor connections reversed polarity	Repair
G. Evidence of arc (discoloration) @ subpanel front panel		<input checked="" type="radio"/> j <u>SWITCHES/DIMMERS defective</u>	
H. Recommend GFCI protection @ basement bar sink receptacle		multiple pole needed	Repair
		k ANTENNA Close wire contact/ungrounded	
		l ENTRANCE frayed/in trees	
		m METER/ENTRANCE CABLE loose/frayed/drip leg	
		<input checked="" type="radio"/> n <u>OUTSIDE FIXTURES open to weather</u>	Repair
		<input checked="" type="radio"/> o <u>WIRE/PANEL damage/inappropriate</u>	Repair
Confirm local inspection & compliance on subpanel installation		p DOORBELL nonfunctional	
		q SUB PANEL bonding/grounding ?	
Minors Cont'd		a. Ground loose @ water heater	
i. Basement left rear sidewall receptacle dead (?)		c. Multiple tap @ breaker #4	
i. Loose receptacle @ kitchen sidewall to the right of the oven		e. Extension cord used to extend circuit to kitchen peninsula	
i. Countertop receptacle spacing not to standards in (modified) kitchen		h. Some added wiring in basement not attached (stapled) per standards	
j. Improper switch depth @ kitchen rear wall switch box		h. Open junction box above main loadcenter	
n. Lower level rear exterior light fixture incomplete		h. Improperly installed (loose wiring & box) @ basement storage room front wall	
o. Knockouts missing (x's 2) @ top of loadcenter		h. NM wiring not properly protected w/in 6' of attic entrance	
		i. Some receptacles painted over	

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

REV. 18 Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report.

ACCESS: (A) Typical (B) restricted By: _____ (D) COMBUSTION AIR SUPPLY (Δ) out/makeup/house air to air heat exchanger
 (C) Utilities/pilots off/equipment not checked (Δ) Heat exchanger inaccessible/non-visible MAIN GAS VALVE LOCATION: inside/outside/gas tank
HEAT: (E) Space (F) central (G) combination (H) Multiple system/zone/balance devices (Δ) Rooftop unit/Hostile environment/Garage
(J) GAS/OIL/ELECTRIC APPROX. BTU/KW/TON: Heating _____ / _____ / 15KW BTU/KW Cooling: _____ / _____ / 2.5 TON
 (K) GRAVITY (Δ) FORCED: airflow (Δ) up (N) down (N) side (N) counter flow (crawl space) Attic garage (O) Duct damper/booster fan
 (P) Flexible ducts (Q) Hi/low pressure (R) Slab ducts (transite) (S) Radiant ceiling plenum (T) returns: Central (U) individual
 (V) Humidifier: Evap/atom/drip/steam (W) Electronic/special filter (X) Condensate pump
HOT WATER: (Y) One/Two Pipe (Z) circulated (A1) Radiators (B1) convectors (C1) baseboards (D1) fan coils (E1) radiant (F1) overhead loop
BOILER: (G1) Conversion (H1) tube type (I1) STEAM: (J1) one/two/pipe (K1) boiler upgraded
FUEL/S: (L1) Gas (M1) oil (N1) electric/radiant (O1) heatpump element ? (P1) wood (Q1) coal (R1) Kerosene (S1) LP gas (Δ) Fuel change (T1) Outside air
EQUIP: (U1) Pilot (V1) elect ignition (W1) Flue damper (X1) power burner (Y1) Induced draft (Z1) Condensing type (discharge?) (A2) Catalytic
 (B2) sealed combustor (Δ) (separate flues ?) **FLUES:** (B) restricted access (D2) Masonry (E2) Terra cotta (F2) Transite (G2) Metal/Plastic (H2) Preheater
OIL: Tank (J2) (Inside (J2) Patched (K2) outside (L2) buried (Δ) Abandoned ?) (N2) Filter (Δ) Old masonry flue
SPACE HEATING: (Q2) Elec. (bsbd/fan) (A3) Radiant (R2) Heatpumps (S2) Gas (T2) Kero (Δ) Unvented (U2) Wood stove (V2) (insert) (W2) Cool flue
AIR CONDITIONING: (X2) space/central/combo split/package (Y2) Electric compressor/s (Z2) Gas Chiller/s (A3) Window/wall units
 (B3) water heat sink (C3) Evaporative (Δ) Retrofitted Overhead Replaced Compressor ? Discharge Air Temp. _____ Return Air Temp. _____
THERMOSTAT/CONTROLS: (D3) Single/multiple (E3) Central (F3) Combination (G3) setback (H3) (SIMULTANEOUS OPERATION)
(I3) SOLAR SYSTEM: Operating: Y N (J3) AMATEUR WORK: _____ (K3) Substandard Maintenance (L3) Living units on same air system
HEAT AGE: _____ / _____ / 18 5 Yr. replace prob. (H) M L \$ 5000 \$ _____ \$ _____
AC AGE: _____ / _____ / 18 5 Yr. replace prob. (H) M L \$ 4500 \$ _____ \$ _____
 (M3) (V) Unexpected minor expenses for this property may approximate: \$400 - \$600. (More) Less ?
 (N3) (V) Check with a code authority, health official, mechanical contractor, _____ for complete information.

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A MISMATCH unit/house/distribution		a HEAT EXCHANGER/casing/duct rust	
B HEAT EXCHANGER ? cracked/holed/rusted test		b FURNACE/BOILER water/rust/clean/service	
C BOILER LEAKAGE frozen/rusted system ?		c FLUE rust/connection/incline/length	
D FLUE unsafe clearance/capacity/mixed draft ?		d WIRING burned/loose	
E COMBUSTION AIR insufficient ?		e PILOT/BURNER adjust/clean/replace	
(F) AC/HEAT PUMP UNIT/S out/partial/not tested	too cold	(f) AIR HANDLER vibrating/loose/dirty/drip pan/drain ?	Expert
BACKUP heat out/partial ?		g "V" BELT adjust/replace pulley	
(RD) G ASBESTOS? exposed friable ?		h CONTROLS/GAUGES repair/replace ?	
H STEAM CONTROL repair replace		(i) AC COIL dirty clean tray fix pump	Expert
I APPLIANCE/WOODSTOVE clearance ?		j SWITCH missing/broken poor location	
J FLUE DAMPER malfunction ?		(k) HUMIDIFIER/STAT out water/service ?	Expert
K OIL BURNER/HEATER dangerous		l ELECT FILTER out ? hookup/dirty/service	
L SPACE HEATER dangerous ?		(m) FILTER/DUCT dirty/loose/missing ?	Repair
(M) UNEVEN HEAT Distribution/Stratification ?		(n) PLENUM/DUCTS noisy/tape/insulate/repair	Upgrade
SUPPLY/RETURN placement ?	Expert	o CIRCULATOR out/repair/lubricate	
N ROOMS WITHOUT heat/cooling		p VALVES feed/relief/zone AIR TANK	
O ELECTRIC UNIT out/series ?		q AIR BLOCK High/low pressure/purging	
P BURIED OIL TANK abandoned ?		r OILBURNER FIREBOX seal reline	
Q FUEL LEAKING ?		BAROMETRIC damper install service	
M. Basement return located w/in mechanical closet		s UTILITY ROOM enclosure ?	
		t RADIATOR/BASEBOARD valves/handles	
		u REGISTER missing/damaged/stuck	
		v CONDENSER/Heat Pump/chiller Clearance Support	
		Refrigerant Lines Fins Oil stains Service	
Filter size 14x20x1		w FLUE CAP missing/rusted/loose	
		x THERMOSTAT broken/loose/old/location	
Minors Cont'd		f. Air handler dirty (suspected organic growth) - recommend cleaning by qualified contractor	
k. Restricted access to humidifier		i. AC coil dirty - recommend cleaning	
m. Return duct dirty - recommend cleaning		k. Humidifier not functioning @ time of inspection - recommend review, cleaning, & service by qualified contractor	
n. Restricted access to duct damper			

ACCESS: Typical Restricted Utilities off/equipment not checked Dry system Water Pressure _____ PSI Reducing valve Upgrade
 WATER: Public ? Private Separate/ together PUMP: shallow deep piston/jet/submersible/? abandoned
 TREATMENT: Hookups Equipment Operating ? Bottled water Fixture stains Quality test recommended
 MAIN SHUTOFF: Location Basement side wall Poor access FIXTURE SHUTOFFS: Y N Some
 Backflow/Anti-siphon devices HOSE BIBBS Standard/Frostproof/off access, needed ? Valve petcock

House Service Main: Internal Supply lines: Drain, Waste, Vents (mechanical): Exterior
 Lead Gal Brass Copp Plas ? Gal Brass Copp Plas Gal Cast Lead Copp Plas

WASTE: Public ? Private septic system (Infringements) Expansion room ?
 Pump dependent system/cistern/Alarm

INSURANCE INFORMATION:
 % supply piping updated _____
 Number of years ago _____

MISC: Hot tub Whirlpool Steam bath Sauna
 Lawn sprinklers (work) ? Zones _____ Well Problems: _____

TILE: Mastic/Mud/Painted Previous repairs: _____ Vulnerable

ATTENTION: Sewer pipe through wall Bar/laundry pump Small/old septic system Orangeburg ? Check/flush valve
 Fixtures W/O overflow/painted/relined/fiberglass Tub W/O Access Ceramic tub/stall Safety Glass? Enclosure ? Fixtures/pipes overhead/outside wall
 Fire Sprinkler Old gas lighting system rigid pipe/seismic area Lead supply line Cisterns

Rough in/partial House trap Stains tub/shower _____ Problems
 (U) WASHER: N/A Age 13 Replace Prob. (H) M L \$ _____ W/D connection/s available
 (V) DRYER: N/A Age 14 Replace Prob. (H) M L \$ _____ Gas/electric Un-vented/long/cold/Plastic
 (W) WATER HEATERS: #1 Age 1 Replace Prob. H M L \$ _____ #2 Age _____ Replace Prob. H M L \$ _____ Gas (X) electric (Y) oil
 LP gas solar Heat pump Circulated Integral boiler (E) _____ / 50 Gal. Tank/s strap/flex line upgrade Instant Central
 AMATEUR WORK: Substandard Maintenance

Unexpected minor expenses for this property may approximate: \$200 - \$300. (More) Less ?
 Check with a plumbing contractor, code authority, health official, General Contractor _____ for complete information.

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A WELL/SEPTIC failure/equip. out/repairs		a FLOOD RIM Laundry tub "S" trap backvent ?	
B GRAY/BLACK water septic remains ?		<input checked="" type="radio"/> DRAIN slow/stopped/incline trap/missing	Repair
C EXTRACTOR PUMP failure/seal		c STORM WATER to sanitary sewer	
D VERY/LOW FLOW 1/2" pipe/clog/kink ?		d WATER HAMMER hangers/unlike metals	
E FROZEN SYSTEM present/past ?		<input checked="" type="radio"/> WATER HEATER leak/drain/clean dip tube ?	
F FREEZE VULNERABLE pipes pumps ?		adjust flame shield/flue connection/backdraft ?	
G SHOWER/TUB leak split? Rusted		elements/thermostat/thermocouple ? extension pipe	Repair
H CROSS CONNECTION Supply/Waste ?		<input checked="" type="radio"/> FIXTURES missing/loose/marred/crack	?
I TILE REPAIR Wall protection		stained/chipped/peeling/crazing	
J T/P VALVE needed/relocate ?		g HARDWARE clog/chatter/reverse/rebuild WELL	
K DWV/SUPPLY Pipes Leaking/broken Lead ?		<input checked="" type="radio"/> POPUP DRAIN CONTROL repair/missing	Repair
L BACKVENT missing/location ?		<input checked="" type="radio"/> VALVE repack/washer/seat handle/no access	Upgrade
M BRASS PIPE Deposits Copper/lead Acid		<input checked="" type="radio"/> TOILET loose/leaks/hardware/flush/cracked	Repair
Home re-plumbed from polybutylene		<input checked="" type="radio"/> SHOWER DOORS/HEAD repair hardware caulk	Repair
Marble floor tile installed in second floor hall bath may pose fall risk		<input checked="" type="radio"/> TILE caulk/grout/reset/replace shower guards	Upgrade
Recently replaced main water supply w/ main cutoff located approx. 12' from entry		m BATH FANS out/noisy/extend Upgrade	
Minors Cont'd		n TUB COMPRESSION SEALS out/no access ?	
j. Powder room toilet loose		o GAS leak/valves/drip legs/flex pipe	
k. Leak during operation @ master bath handheld shower head connection		p DRIP TRAY water heater/washing machine/air handler	
l. Recommend caulk upgrades @ powder room sink side backsplash joints		<input checked="" type="radio"/> LEAKS/CORROSION pipes/fittings/other	M/RI
l. Recommend grout upgrades @ second floor hall bath floor		r SPRINKLER REPAIRS	
q. Corrosion located @ pressure reducing valve		s WASHER/DRYER hoses/knob/noisy/vent	
		b. Second floor hall bath sink slow to drain	
		e. T/P extension pipe not to standard length	
		f. Basement bar sink not tin-service @ time of inspection - unknown if operational or leaking	
		h. Repair master bath sink popup drain control	
		h. Repair second floor hall bath sink popup drain control	
		h. Popup drain control missing @ second floor hall bath tub	
		h. Popup drain control missing @ powder room sink	
		i. Restricted access to second floor hall bath toilet cutoff valve	

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

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BASEMENT/CELLAR/CRAWL SPACE/SLAB

CONFIDENTIAL: CLIENT MAY NOT SELL OR TRANSFER THIS REPORT.

No. 1000 Sample Lane

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

UNDER HOUSE SPACE IS BEST DESCRIBED AS:

Basement Cellar Crawl space Slab Combination Grade beams used Open (elevated unit)

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

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

Air passage basement/crawl space

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

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

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

Mildew noticed Dehumidifier recommended Form ties/foundation: unparged

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

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

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

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

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

Window stains Rust stains/appliances Other

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

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

Other

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

AMATEUR WORKMANSHIP: E2

F2 Radon Mitigation active/passive

G2 Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?

H2 Check with a professional engineer, code official, General Contractor for complete information.

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A PERSISTENT FLOODING likely		<input checked="" type="radio"/> OCCASIONAL SEEPAGE DAMP WALL	
B PERSISTENT MINOR SEEPAGE likely		Mildew/mold formation likely/possible ?	Monitor
RD C HIGH MOISTURE/ROT/DECAY conditions		b CRAWL SPACE ventilation inadequate ?	
D SPRING/HIGH WATER TABLE likely ?		+ c VAPOR BARRIER needed/incomplete	
E DEWATERING SYSTEM needed		d AREAWAY damp STEP rust/rot	
F DEWATERING VITAL AC dependent		<input checked="" type="radio"/> SUMP PUMP inoperative ? shallow/ no checkvalve/freeze vulnerable/cover missing/ discharge short/to sewer	Repair
G POINTING/PARGING needed ?		f STEPS loose/rotted/decayed tripping hazard	
H WATER SPOTS through slab		g ASHDUMP Clean/secure/provide door	
I SLAB SETTLEMENT		+ h INSULATION fallen/reversed/missing	
J WICKING MOISTURE/CONDENSATION		i Wood forms/debris present	
		j RADON SYSTEM fan out/location/slab seal	
		a. Staining @ trim materials located @ right rear basement corner	
		e. Sump pump inoperative	
		e. Recommend removal of debris from sump crock	
		Improve perimeter landscape grading to insure proper watershed and downspout runoff	

"Seepage" would rarely be expected to build water more than an inch or so deep.
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NOTE: Appliances are not moved, areas beneath are not checked. Freezers, food centers, and oven self-cleaning functions are not checked.

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

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

APPLIANCE	Heat Source	Approximate Ages	Replace Prob.	Cost
<input checked="" type="radio"/> Range/s wall oven/s Convection - <input type="radio"/> Cont./ <input checked="" type="radio"/> Self cleaning	G <input checked="" type="radio"/> LPG	2	(cook) H M <input checked="" type="radio"/> L \$	
Microwave			(micro) H M L \$	
Cooktop (ceramic)	G E LPG		(Cook) H M L \$	
<input type="radio"/> Refrigerator <input type="radio"/> (ice maker)		7	(Ref.) H <input checked="" type="radio"/> M L \$	
<input type="radio"/> Dishwasher (portable)		7	(D.W.) <input checked="" type="radio"/> H M L \$	
<input type="radio"/> Compact			(Comp.) H M L \$	
<input checked="" type="radio"/> Instant Hot			(I.H.) H M L \$	
<input checked="" type="radio"/> Disposer Poor Switch Location		8	(Disp.) <input checked="" type="radio"/> H M L \$	
batch feed / Water pipe switch Disposer feed guard in place <input checked="" type="radio"/> Y <input type="radio"/> N				
<input checked="" type="radio"/> Water filter in use: Y <input type="radio"/> N				

APPLIANCES NOT TESTED: _____ Pest telltales Extermination recommended

AMATEUR WORKMANSHIP: _____ Substandard Maintenance

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

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A TOTAL REMODELING recommended		<input checked="" type="radio"/> OVEN bake/broil element out/together	
B FLOORING buckled/swelled/split/seams scratched/damaged		DOOR hinges ? warped/glass/latch gasket/closure oven dirty	Repair
C CABINETS or COUNTERTOPS damaged		b COOKTOP element/burner out/stained	
D EXTRA CIRCUITRY recommended		c MICROWAVE out/timer/malfunction ?	
E GAS/MICROWAVE leakage/problem ?		d REFRIGERATOR/freezer out/noisy/closure cabinet not level/dirty/damaged	
F STOVE CLEARANCE top/side/window		GASKETS torn/loose/dirty DEFROST FAN/ SHELVES/TRAYS/CASING damaged/missing	
G CHARCOAL COOKING EQUIPMENT		e ICEMAKER out/noisy/leaking ?	
		f DISHWASHER noisy/out/leaks discharge hose blocked/traps water no vacuum breaker latch ineffective DOOR springs/rust/gasket	
		g DISPOSER out/leaks/jammed/noisy smells/rusted/wire loose	
		h INSTANT HOT out/leaking/wire	
		i EXHAUST FAN out/dirty/noisy/drafty/flap discharge ?	
		j COMPACTOR out/dirty/noisy/locked ?	
		k SINK damaged hardware leaks RINSE HOSE out	Repair
		<input checked="" type="radio"/> CABINETS/COUNTERTOPS damaged/loose/warped	
		m DOORS/DRAWERS strike/guides/hardware	
		n FLOOR seams/buckled/uneven/loose/dirty/delaminated/torn ?	
		o PILOTS/CONTROLS out range no power	
		a. Recommend installation of anti-tip bracket	
		Recommend caulk upgrades @ kitchen countertop backsplash joint	

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

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

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

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

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

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

INSULATION: (U1) Attic Fiberglass ? R Value 30 Wall ? R Value (W1) upgrade
 (R=Retrofitted P=Partial U=Upgrade Recommended) 2x4 2x6

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

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

FANS: (A2) Bath (B1) discharge to attic (C2) Attic/thermostat (D2) Whole house (unguarded) (E2) Ceiling paddle fans Upgrade

PARTY/FIRE WALLS VISIBLE: (E2) Basement crawl space garage attic (F2) Masonry/gypsum (G2) Open

MISC: (F2) Garage Door: (F2) Auto Reversing (G2) Non-reversing Release (H2) Alarms: Smoke: Test Carbon Monoxide
 Elevator: (I2) inclinator (tension safety) (J2) Security/Intercom System (K2) Central Vacuum (L2) PAINT: FRESH LEAD ?
 *Pest Telltales: (M2) Exterminate/clean/deodorize (N2) Ext. Doors: Sliding/hollow core Safety Glass ? Bars

AMATEUR WORKMANSHIP: (O2) Interior finishing (P2) Substandard Maintenance:

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

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
* A FIREPLACE/CHIMNEY unsafe		a WALL/CEILING loose/cracks/nail pops	
B WOOD STOVE clearance/creosote		stains/spalling/repairs	
C HEATING unit clearance ?		b PAINT old/faded/peeling/alligating	
D HI-HAT lights (recessed) insulation ?		(C) FLOOR/CARPET loose/marred/stained/dirty	Repair
E INSULATION uncovered UFFI vermiculite ?		d FLOOR SAG cracked floor tiles	
F GARAGE SLAB elevation/flames separation ?		(e) WINDOW/DOOR adjust/repair/replace/stuck/ weatherstrip/hardware/locks/screens/glazing/seals ?	Repair
(RD) G FRIABLE ASBESTOS ?		(f) STORM SASH incomplete/broken/adjust caulk/weep holes	Repair
H SLAB DUCTS water/chemicals ?		g TRIM missing/damaged/renail	
I Condensation/ventilation/ice dams ?		h FIREPLACE smoky cracked/point up (cap+screen) Gas logs service/repair Clean ashdump/tile Clearance Damper seal/warped/rod	
J CEILINGS/WALLS damaged/loose wallpaper/paint repairs		i INSULATION placement/baffles/vapor barrier vents blocked/pests/screening	
K FLOOR stained/swelled/rotted damaged		j FAN/S attic/whole house out/mounting	
L CARPET Worn/Torn/Stained/pet odor		k GARAGE DOOR broken/sags/tracks/springs/cable brace/locks/power supply/remotes ?	
(M) WINDOW/DOOR repair/replace/secure clouded between panes	Repair	l BATH TRANSOM loose/missing	
N PARTY/FIRE WALL material type/missing/ incomplete		m CENTRAL VACUUM out/activators/discharge ?	
(O) SMOKE ALARM missing/inoperative/location	Repair	(n) STAIR Risers uneven railing PULLDOWN	Repair
M. Thermal seal failure @ basement sliding door		o VAPOR RETARDER in attic missing/reversed	
O. Basement smoke detector inoperative			
Minors Cont'd		c. Loose floor tiles in kitchen	
e. Kitchen pantry door lockset broken		c. Loose floor tiles in master bath	
e. Second floor front right bedroom window hardware broken		e. Second floor front side screen damaged	
e. Second floor front left bedroom door binding		e. Front door lower weatherstrip damaged	
f. Storm window incomplete @ second floor left side bedroom		e. Master bath window counterbalance spring out	
n. Basement stair handrail incomplete		e. Numerous door stops missing	
		e. Basement rear sliding door lock broken	

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

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

ROOF LOC.	TYPE	AGE	LAYERS	5 YR. REPLACE PROB. (\$)
MAIN	A	15	1	H M L \$
PORCH(ES)				H M L \$
BAY				H M L \$
GARAGE				H M L \$
OTHER				H M L \$

ROOFING LEGEND

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

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

REPAIRS to roof/flashing HIGH Maintenance/VULNERABLE areas: flashings at chimney(s), roof valleys, plumbing vent(s)

5 YR. Maintenance Budget: \$ 500 Mold/Moss/Discoloration noted:

GUTTERS/ Eaves Troughs: Incomplete Attached Box Trough Yankee Internal Alum Galv Copper Vinyl Wood
 Screens Underground Drains 5 year replace prob.: H M L \$

SIDING MATERIAL: WOOD Drop Panel / no "Z" flashing Shiplap Board + Batten Shingle/Shake Pressboard
 Asphalt shingle Asbestos cement Aluminum/steel (ground recommended)/vinyl Other no "J" channel
 stucco (permastone) Texture/EIFS Stone/brick/block Painted Masonry SOFFIT/TRIM Unstable Materials

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

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

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

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

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

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

AMATEUR WORK: Porch/deck/dock 5 Yr. replace prob. H M L \$ 5000

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

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

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A ROOF/FLASHING Repairs		a ROOFING material repairs	
B ROOFING prematurely aged		b FLASHING repairs vent collars	
C ROOF PITCH sagging/ponding		valley/sidewall/chimney/base	
<input type="checkbox"/> D SHEATHING/RAFTER Rot likely ?		c CHIMNEY cap/weathering repairs	
E CHIMNEY Roof height/top repair		d MASONRY flaking/point/clean/repair	
F MASONRY Repair/point up/parge		<input checked="" type="checkbox"/> GUTTER (troughs) realign/renail/clean/repair Add	Repair
G BRICK flaking/spalling		+ f DOWNSPOUT add/clean secure/extend	
H SIDING/TRIM Clean/repair/replace/paint/stain		g VENT STACK opens below roof	
I PAINT failure/chalked		<input type="checkbox"/> h SIDING buckled/kinked/delaminated	
J STUCCO texture bulge/crack(s) EIFS		split/loose/rotted/decayed ? No "J" Channel	
K PARAPET WALL Soffit damage		<input type="checkbox"/> i TRIM/SIDING Caulk/paint/repair	
<input checked="" type="checkbox"/> L PORCH/DECK/DOCK/pier/rail/escape/repair/replace	R/Rpl	Roof contact Wood borers Earth contact	Repair
<input checked="" type="checkbox"/> M STOOP/STEP/SLAB Repair/replace	Repair	j PORCH/DECK/DOCK/pier/rail/escape pad/bracing/repair	
N DRIVEWAY repair/slope/drain		<input checked="" type="checkbox"/> K CAULK windows/doors/thresholds/utilities/slabs	Repair
O RETAIN/SEAWALL repair/rebuild/replace		+ l STOOP/walk/patio/drive voids/repairs/hazards	
* P POOL repairs/fencing Tripping hazard/s		m BREEZEWAY/GARAGE/SLAB settled/seal	
* Q OUTBUILDING (S E H P E) Placement ?		n DRIVEWAY/SLABS drain to house	
L. Rear deck stairs leaning, improper lateral support @ some posts, toe-nailed connections. Deck hangers & bolts corroded, unable to verify proper footings, lags not offset @ ledger, no flashing visible - recommend review & repair by qualified contractor		+ o LANDSCAPE grading/swales/catches	
M. Front steps' riser heights uneven / not to standards		p RETAIN/SEAWALL point/weepholes/repair	
M. Amateur repairs deteriorating @ front stoop		<input type="checkbox"/> q FENCE posts/slats rotted/decayed/broken	
Minors Cont'd		+ r TREES/LIMBS/VINES/SHRUBS trim/remove	
i. Recommend caulk upgrades to trim		<input type="checkbox"/> s Form boards/debris pests present	
k. Recommend caulk upgrades to thresholds & front stoop		t IRON work/rail rusted/damaged	
o. Recommend backfilling low area @ left of front stoop & improving grade slope @ left & right of front stoop		u COLUMN BASE rot/crush vent holes	
q. Rear fence leaning & loose		v PARAPET WALL soffit damage	
		w STEPS/STAIRS uneven/open/rails/baluster	
		e. Renail front gutter (overrun evident)	
		i. Wood rot noted @ front side trim	
		i. Wood rot @ front right side fascia	
		i. Possible wood borer activity located @ front & rear side trim	
		i. Wood trim rot / damage noted @ rear side	

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