

(2)
Site

Balconies/Decks/Steps

() See Remarks (X) N/A

- () CARPET COVER-INSPECTION LIMITED () MEMBRANE () WOOD () CONCRETE ()
- () Appears Functional () Adverse Conditions [F] () Unsound/poor workmanship [E] () Wood deterioration [P]
- () Earth wood contact [P] () Lacking straps [A] () Raised /unsecured fasteners [A]
- () Supports not visible [F] () Railings loose [A] () Railings too low [S] () Railings needed [S]
- () Rail openings too wide [S] () Railings damaged/rusted [A] () Steps loose [A] () Steps uneven [S]
- () Flashing areas need to be sealed [A] () Re-coating needed [A] () Open seams/cracks [A] () Prior repairs evident [C]

Driveway

() See Remarks () N/A

- () ASPHALT () BRICK (X) CONCRETE () GRAVEL () PEBBLE SURFACE () TILE () UNPAVED
- () Appears Functional (X) Adverse Conditions [F] (X) Moderate cracks [M] () Severe cracks [A] () Slippery surface [S]
- () Surface raised/settled/trip hazard [S] ()

Fencing/Gates

() See Remarks () N/A

- (X) BLOCK () CHAIN LINK () METAL (X) STUCCO () WIRE () WOOD () WOOD & METAL GATE
- () Appears Functional (minimal defects) (X) Adverse Conditions [F] (X) Moderate Cracks [M] () Severe Cracks [A]
- () Missing Blocks [A] () Loose Blocks [A] () Loose/rotted posts [A] () Loose/damaged /missing boards [A]
- () Loose metal sections [A] () Fencing/gates rusted [A] () Gates need adjustment/repair [A]
- () Hinges/latches need repair [A] () Fencing not fully visible [F] () Large site-fencing not fully inspected [F]
- () Vegetation too close to fence [M] () Fence too low-pool/spa safety [S] () Gate Columns loose [F]
- () Gates locked-not tested [F] () Gate is not self closing/latching-pool/spa safety [S] () Latch mounted below 54"-pool/spa [S]
- () Outbuilding appears to encroach upon property line [F] () Pond /water feature-suggest child safe provisions [S]

Grading/Drainage/Vegetation

() See Remarks () N/A This inspection does not include flood potential and soil stability determinations.

- (X) FLAT/MINIMAL SLOPE () MODERATE SLOPE () STEEP SLOPE (PICTURE #2)
- () Appears Functional-consult seller for confirmation (X) Adverse Conditions [F] (X) Drainage poor [A]
- (X) Soil slopes to foundation [A] () Erosion noted [A] () Suggest monitoring site drainage performance [M]
- () Vegetation too close to structure [M] () Soil too high at foundation-reduce level below stucco weep screed/siding [P]
- () Earth to wood contact needs correction [P] () Surface drains noted-not tested [F] () Surface drains blocked [A]
- () Suggest adding drainage system [A] () Fountain/pond noted-not evaluated [F] () Firewood stored next to structure [P]
- () Saturated lawn area noted-analysis of irrigation/plumbing system is needed [F] () Decorative walls/borders damaged [M]
- () Rock or splash pad is needed at scupper/down spout out falls [A] () Holes/exposed roots noted at yard-trip hazard [S]

Patios/Covers

() See Remarks () N/A

- (X) BRICK () CARPET COVER-INSPECTION LIMITED () CONCRETE () PEBBLE SURFACE () STONE () TILE
- Cover(s) () DRYWALL (X) FRAMED () METAL (X) WOOD (PICTURE #15 PICTURE #17)
- () Appears Functional (X) Adverse Conditions [F] () Moderate cracks [M] () Severe Cracks [A] () Slippery surface [S]
- () Drainage poor-likely to pond [A] (X) Surface raised/settled /trip hazard [S] () Damaged/lifted joints noted [S]
- () Sagging/over-spanned cover [A] () Cover is not properly anchored-subject to wind damage [A] (X) IMPROPERLY SUPPORTED BEAM AT PATIO LE
- () Ceiling stains/damage noted [A] Prior patching at ceiling [C] () Wood deterioration [P]
- () Cover is improperly installed [F] () Ceiling fan(s) installed below 7" blade height [S]

Retaining Walls

Decorative (X) See Remarks () N/A (PICTURE #1) Structural integrity certification is not provided as a part of this inspection

- (X) BLOCK () CONCRETE () STONE () WOOD (X) METAL (X) LOOSE METAL SECTIONS [A]
- () Appears Functional (X) Adverse Conditions [F] () Leaning noted [E] () Moderate cracks [M] () Severe Cracks [A]
- () Not fully visible [F] () Installation of weep holes suggested [M] () Safety railing suggested [S] (X) LOOSE FINIAL [A]
- () Planter walls damaged [M] () Moisture penetration evident [M] () Finish deterioration noted [A]

Sidewalk/Porch/Stoops

(X) See Remarks () N/A

- () BRICK (X) CONCRETE () PAVERS () PEBBLE SURFACE () STONE () TILE ()
- () Appears Functional (X) Adverse Conditions [F] (X) Moderate cracks [M] () Severe cracks [A] () Slippery surface [S]
- () Surface settled/raised/trip hazard [S] () Damaged/lifted joints noted [S] () Stoop damaged/missing [A]

Remarks: (1) EVIDENCE OF PONDING AT RETAINING WALL AT FRONT ENTRY AND AT BRICK PAVES AT NORTH SIDE

Key to Symbols: [A] Attention Required [C] Consult Seller [E] Engineering Consult [P] Pest control consult [F] Further review suggested [M] Monitor or repair [S] Safety issue