

PDmB, Inc.

17:16 March 17, 2003

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 School House Road

City Yourtown **State** US **Zip** 12345-

Contact Name Irma Goodagent

Phone (111)111-1111

Fax (111)111-1113

Client Information

Client Name Bob Smith

Client Address 3212 Homestead Drive

City Yourtown **State** US **Zip** 12345-

Phone (111)111-2111

Fax () -

Inspection Company

Inspector Name Jim Goss

Company Name PDmB, Inc.

Company Address 8234 Winton Road
Suite 200

City Cincinnati **State** OH **Zip** 45231

Phone 513-522-7362

Fax 513-729-4683

E-Mail info@palm-tech.com

File Number 22084

Amount Received \$250.00

Conditions

Others Present Buyer's Agent

Estimated Age 7 Years

Inspection Date 7/8/02

Start Time 10:00

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 80

Weather Sunny

Space Below Grade Basement

Building Type Single family

Sewage Disposal City

Water Source City

Property Occupied Yes

Entrance Faces Southwest

End Time 1:00

Soil Conditions Dry

Garage Attached

How Verified Multiple Listing Service

How Verified Multiple Listing Service

Client: Bob Smith

Example.hi4

PDmB, Inc.

17:16 March 17, 2003

Lots and Grounds

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

Acceptable **Walks:** Concrete
Acceptable **Steps/Stoops:** Concrete
Acceptable **Patio:** Concrete
Acceptable **Porch:** Concrete
Marginal **Retaining Walls:** Railroad ties - The wall is showing signs of movement, but appears stable at this time. Recommend an estimate by a qualified contractor to evaluate, estimate, and recommend repairs that may be required to maintain the retaining wall.
Defective **Grading:** Moderate slope - The grade and landscaping materials are too high and extend above the window well at the Northeast rear of home. Recommend that the grade be reduced or the window well metal soil retainer be replaced with a taller soil retainer to keep the mulch and soil from washing into the window well.
Acceptable **Swale:** Adequate slope and depth for drainage
Acceptable **Window Wells:** Not visible
Acceptable **Driveway:** Concrete
Acceptable **Fences:** Split rail

Exterior Surface and Components

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

#1 Exterior Surface

Defective **Type:** Brick veneer - Loose half brick at front door. Remove and tuck point back in place.

#2 Exterior Surface

Acceptable **Type:** Vinyl siding

Defective **Trim:** Composite material - Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.

1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.

2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.

3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.

Acceptable **Fascia:** Composite material

Acceptable **Soffits:** Composite material

Acceptable **Door Bell:** Hard wired

Acceptable **Entry Doors:** Serviceable

Client: Bob Smith

Example.hi4

PDmB, Inc.

17:16 March 17, 2003

Exterior Surface and Components (continued)

Acceptable **Patio Door:** Serviceable
Acceptable **Window Screens:** Vinyl mesh
Acceptable **Exterior Lighting:** Surface mounted lamps front and rear
Acceptable **Exterior Electric Outlets:** 110 VAC GFCI
Acceptable **Hose Bibs:** Rotary
Acceptable **Gas Meter:** Exterior surface mount at side of home
Acceptable **Main Gas Valve:** Located at gas meter

Roof

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Roof Surface

Method of Inspection: Ladder at eaves/Ground Level

Acceptable **Unable to Inspect:** 10% - Height of roof

Acceptable **Material:** Asphalt shingle

Type: Gable

Approx Age: 7 Years

Acceptable **Flashing:** Galvanized

Acceptable **Valleys:** Preformed metal

Rear of home Chimney

Acceptable **Chimney:** Metal surface mount vent

Acceptable **Flue/Flue Cap:** Metal

Rear Roof Chimney

Acceptable **Chimney:** Metal pipe

Acceptable **Flue/Flue Cap:** Metal

Acceptable **Chimney Flashing:** Galvanized

Acceptable **Plumbing Vents:** PVC

Acceptable **Gutters:** Aluminum

Acceptable **Downspouts:** Aluminum

Defective **Leader/Extension:** Plastic underground pipe - Downspout is not draining into the plastic underground pipe at the front porch. Re-insert the downspout into the drain pipe to prevent water form pooling at the foundation.

Client: Bob Smith

Example.hi4

PDmB, Inc.

17:16 March 17, 2003

Garage/Carport

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

Attached Garage

	Type of Structure: Attached	Car Spaces: 2
Acceptable	Garage Doors: Metal	
Acceptable	Door Operation: Mechanized	
Defective	Door Opener: Lift Master - The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path.. Recommend adjustment of door contact switch. Note: The light beam safety is operative.	
Acceptable	Exterior Surface: Brick veneer	
Acceptable	Service Doors: Metal	
Acceptable	Walls: Painted drywall	
Acceptable	Ceiling: Painted drywall	
Acceptable	Floor/Foundation: Poured	
Acceptable	Electrical: 110 GFCI and lighting circuits	

Electrical

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

	Service Size Amps: 150	Volts: 120-240 VAC
Acceptable	Service: Aluminum	
Acceptable	110 VAC Branch Circuits: Copper	
Acceptable	220 VAC Branch Circuits: Copper and aluminum	
Acceptable	Aluminum Wiring: Not present in 110 circuits	
Acceptable	Conductor Type: Romex	
Acceptable	GFCI: Basement, garage, kitchen, bathrooms	
Acceptable	Ground: Plumbing and rod in ground.	
Acceptable	Smoke Detectors: Present on all levels of the home	

Basement Electric Panel

Acceptable	Manufacturer: Cutler-Hammer
	Max Capacity: 150 Amps
Acceptable	Main Breaker Size: 150 Amps
Acceptable	Breakers: CU/AL
	Is the panel bonded? Yes

Client: Bob Smith

Example.hi4

PDmB, Inc.

17:16 March 17, 2003

Structure

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

Acceptable **Structure Type:** Wood frame
Acceptable **Foundation:** Poured
Acceptable **Differential Movement:** No movement or displacement noted
Acceptable **Beams:** Steel I-Beam
Acceptable **Bearing Walls:** Poured
Acceptable **Joists/Trusses:** 2x10
Acceptable **Piers/Posts:** Poured piers and steel posts - No Posts were visible and only one pier was visible due to the basement being finished.
Acceptable **Floor/Slab:** Composite wood or plywood
Acceptable **Stairs/Handrails:** Wood stairs with wood handrails

Attic

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Attic

Acceptable **Method of Inspection:** In the attic
Acceptable **Unable to Inspect:** 10% - Limited view due to cathedral ceiling
Acceptable **Roof Framing:** 2x4 Truss
Acceptable **Sheathing:** Strand board (OSB)
Acceptable **Ventilation:** Roof and soffit vents
Defective **Insulation:** Loose - Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.
Acceptable **Insulation Depth:** 10" - 12"
Acceptable **Attic Fan:** Direct drive
Acceptable **Wiring/Lighting:** 110 VAC lighting circuit
Acceptable **Moisture Penetration:** None - No water penetration from the exterior noted.

Client: Bob Smith

Example.hi4

PDmB, Inc.

17:16 March 17, 2003

Basement

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Basement

Acceptable **Unable to Inspect:** 10%

Acceptable **Ceiling:** Texture paint and exposed framing

Acceptable **Walls:** Painted drywall

Acceptable **Floors:** Carpet/Hardwood

Acceptable **Floor Drain:** Surface drain

Acceptable **Doors:** Hollow wood

Acceptable **Windows:** Aluminum slider

Acceptable **Electrical:** 110 GFCI, 110 VAC outlets and lighting circuits

Acceptable **HVAC Source:** Heating system register

Acceptable **Ventilation:** Windows

Not Inspected **Insulation:** No visible insulation

Acceptable **Sump Pump:** Pedestal

Acceptable **Bsmt Stairs/Railings:** Wood stairs with wood handrails

Acceptable **Wet Bar:** Sink & Cabinet

Air Conditioning

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

Main AC System

Acceptable **A/C System Operation:** Appears serviceable

Acceptable **Condensate Removal:** PVC

Acceptable **Exterior Unit:** Cobra Cooling Products

Model Number: AA1CJ030-A **Serial Number:** 0894-00000001

Area Served: Whole building **Approximate Age:** 7 Years

Fuel Type: 220-240 VAC **Temperature Differential:** 19

Type: Central A/C **Capacity:** 2.5 Ton

Marginal **Visible Coil:** Copper core with aluminum fins - The coil on exterior unit requires periodic cleaning. Recommend cleaning the exterior coils with a hose and water.

Acceptable **Refrigerant Lines:** Serviceable condition

Acceptable **Electrical Disconnect:** Breaker disconnect

Acceptable **Exposed Ductwork:** Metal

Acceptable **Blower Fan/Filters:** Direct drive with disposable filter

Acceptable **Thermostats:** Individual

Client: Bob Smith

Example.hi4

PDmB, Inc.

17:16 March 17, 2003

Fireplace/Wood Stove

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

Living Room Fireplace

Acceptable **Fireplace Construction:** Prefab

Type: Gas log

Acceptable **Smoke Chamber:** Metal

Acceptable **Flue:** Metal

Not Present **Damper:**

Acceptable **Hearth:** Flush mounted

Master Bedroom Fireplace

Acceptable **Fireplace Construction:** Prefab

Type: Gas log

Acceptable **Smoke Chamber:** Metal

Acceptable **Flue:** Metal

Not Present **Damper:**

Acceptable **Hearth:** No hearth/wall mounted

Heating System

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Heating System

Acceptable **Heating System Operation:** Appears Serviceable

Manufacturer: Carrier

Model Number: 58GFA105-12 **Serial Number:** 4294A20006

Type: Forced air **Capacity:** 85,000 BTUHR

Area Served: Whole building **Approximate Age:** 7 Years

Fuel Type: Natural gas

Acceptable **Heat Exchanger:** 5 Burner

Unable to Inspect: 20%

Acceptable **Blower Fan/Filter:** Direct drive with disposable filter

Acceptable **Distribution:** Metal duct

Acceptable **Flue Pipe:** Double wall

Acceptable **Humidifier:** April-Aire

Acceptable **Thermostats:** Individual

Client: Bob Smith

Example.hi4

PDmB, Inc.

17:16 March 17, 2003

Plumbing

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

Acceptable **Service Line:** Copper
Acceptable **Main Water Shutoff:** Basement
Acceptable **Water Lines:** Copper
Acceptable **Drain Pipes:** PVC
Acceptable **Service Caps:** PVC
Acceptable **Vent Pipes:** PVC
Acceptable **Gas Service Lines:** Copper

Basement Water Heater

Acceptable **Water Heater Operation:** Serviceable
Manufacturer: State
Model Number: PRV50 NBRT0 **Serial Number:** J957470005
Type: Natural gas **Capacity:** 50 Gal.
Approximate Age: 7 Years **Area Served:** Whole building
Acceptable **Flue Pipe:** Single wall
Acceptable **TPRV and Drain Tube:** Copper

Bathroom

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

Basement Bathroom

Acceptable **Ceiling:** Texture paint
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Tile
Acceptable **Doors:** Hollow wood
Acceptable **Electrical:** 110 GFCI and lighting circuits
Acceptable **Sink/Basin:** Pedestal
Acceptable **Faucets/Traps:** Delta fixtures with a metal trap
Acceptable **Shower/Surround:** Porcelain pan and ceramic tile surround
Acceptable **Toilets:** Mansfield
Not Present **HVAC Source:**
Acceptable **Ventilation:** Electric ventilation fan

1st Floor Hall Bathroom

Acceptable **Ceiling:** Texture paint
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Hardwood
Acceptable **Doors:** Hollow wood
Acceptable **Windows:** Vinyl double hung
Acceptable **Electrical:** 110 GFCI and lighting circuits
Acceptable **Sink/Basin:** Pedestal
Acceptable **Faucets/Traps:** Delta fixtures with a metal trap
Acceptable **Toilets:** Mansfield
Acceptable **HVAC Source:** Heating system register

Client: Bob Smith

Example.hi4

PDmB, Inc.

17:16 March 17, 2003

Bathroom (continued)

Acceptable **Ventilation:** Electric ventilation fan and window
2nd Floor Hall Bathroom
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Vinyl floor covering
Acceptable **Doors:** Hollow wood
Acceptable **Electrical:** 110 GFCI and lighting circuits
Acceptable **Counter/Cabinet:** Laminate and wood
Acceptable **Sink/Basin:** Molded single bowl
Acceptable **Faucets/Traps:** Delta fixtures with a PVC trap
Acceptable **Tub/Surround:** Porcelain tub and ceramic tile surround
Acceptable **Toilets:** Mansfield
Acceptable **HVAC Source:** Heating system register
Acceptable **Ventilation:** Electric ventilation fan

Master Bathroom

Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Carpet
Acceptable **Doors:** Hollow wood
Acceptable **Windows:** Vinyl double hung
Acceptable **Electrical:** 110 GFCI and lighting circuits
Acceptable **Counter/Cabinet:** Laminate and wood
Acceptable **Sink/Basin:** Molded dual bowl
Acceptable **Faucets/Traps:** Delta fixtures with a PVC trap
Marginal **Shower/Surround:** Fiberglass pan and ceramic tile surround
Acceptable **Spa Tub/Surround:** Fiberglass tub and ceramic tile surround
Acceptable **Toilets:** Mansfield
Acceptable **HVAC Source:** Heating system register
Acceptable **Ventilation:** Electric ventilation fan and window

Kitchen

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

1st Floor Kitchen

Acceptable **Cooking Appliances:** General Electric
Acceptable **Ventilator:** General Electric
Acceptable **Disposal:** In-Sinkerator
Acceptable **Dishwasher:** General Electric
Air Gap Present? Yes
Acceptable **Trash Compactor:** General Electric - Appears serviceable
Acceptable **Refrigerator:** Frigidaire - Appears serviceable
Acceptable **Microwave:** General Electric - Appears serviceable
Acceptable **Sink:** Porcelain coated
Acceptable **Electrical:** 110 GFCI, 110 VAC outlets and lighting circuits
Acceptable **Plumbing/Fixtures:** Moen fixtures with a PVC trap
Acceptable **Counter Tops:** Laminate

Client: Bob Smith

Example.hi4

17:16 March 17, 2003

Kitchen (continued)

Acceptable **Cabinets:** Wood
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Hardwood
Acceptable **Windows:** Vinyl slider
Acceptable **HVAC Source:** Heating system register

Bedroom

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

2nd Floor Master Bedroom

Acceptable **Closet:** Walk In
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Carpet
Acceptable **Doors:** Hollow wood
Marginal **Windows:** Vinyl double hung - Recommend the replacement of the old caulking at the front bedroom and walk in closet windows at window sill.
Acceptable **Electrical:** Outlets, lighting and ceiling fan
Acceptable **HVAC Source:** Heating system register

2nd Floor Center Rear Bedroom

Acceptable **Closet:** Single small
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Carpet
Acceptable **Doors:** Hollow wood
Acceptable **Windows:** Vinyl double hung
Acceptable **Electrical:** 110 VAC outlets and lighting circuits
Acceptable **HVAC Source:** Heating system register

2nd Floor Rear Bedroom

Acceptable **Closet:** Single small
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Carpet
Acceptable **Doors:** Hollow wood
Acceptable **Windows:** Vinyl double hung
Acceptable **Electrical:** 110 VAC outlets and lighting circuits
Acceptable **HVAC Source:** Heating system register

2nd Floor Front Bedroom

Defective **Closet:** Single small - Note: peeling paint at rear outside corner of closet caused by condensation due to an opening in the insulation at the roof line over the closet corner. Additional batt insulation recommended to prevent additional condensation forming.
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Carpet
Acceptable **Doors:** Hollow wood

Client: Bob Smith

Example.hi4

17:16 March 17, 2003

Bedroom (continued)

Acceptable **Windows:** Vinyl double hung
Acceptable **Electrical:** 110 VAC outlets and lighting circuits
Acceptable **HVAC Source:** Heating system register

Living Space

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Entry Hall Living Space

Acceptable **Closet:** Single small
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Hardwood
Acceptable **Doors:** Hollow wood
Acceptable **Windows:** Vinyl double hung
Acceptable **Electrical:** 110 VAC outlets and lighting circuits
Acceptable **HVAC Source:** Heating system register

Great Room Living Space

Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Carpet
Acceptable **Windows:** Vinyl double hung
Acceptable **Electrical:** 110 VAC outlets and lighting circuits
Acceptable **HVAC Source:** Heating system register

Living Room Living Space

Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Carpet
Acceptable **Windows:** Vinyl double hung
Acceptable **Electrical:** 110 VAC outlets and lighting circuits
Acceptable **HVAC Source:** Heating system register

Dining Room Living Space

Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Hardwood
Acceptable **Doors:** Hollow wood
Acceptable **Windows:** Vinyl double hung
Acceptable **Electrical:** 110 VAC outlets and lighting circuits
Acceptable **HVAC Source:** Heating system register

17:16 March 17, 2003

Laundry Room/Area

Acceptable - Functional with no obvious signs of defect.

Not Present - Item not present or not found.

Not Inspected - Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal - Item is not fully functional and requires repair or servicing.

Defective - Item needs immediate repair or replacement. It is unable to perform its intended function.

1st Floor Laundry Room/Area

Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floors:** Carpet
Acceptable **Doors:** Hollow wood
Acceptable **Electrical:** 110 VAC outlets and lighting circuits
Acceptable **HVAC Source:** Heating system register
Acceptable **Laundry Tub:** Plastic
Acceptable **Laundry Tub Drain:** PVC
Acceptable **Washer Hose Bib:** Multi-port
Acceptable **Washer and Dryer Electrical:** 120-240 VAC
Acceptable **Dryer Vent:** Rigid metal
Acceptable **Dryer Gas Line:** Cast iron
Acceptable **Washer Drain:** Wall mounted drain

Client: Bob Smith

Example.hi4

PDmB, Inc.

17:16 March 17, 2003

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

Retaining Walls: Railroad ties - The wall is showing signs of movement, but appears stable at this time. Recommend an estimate by a qualified contractor to evaluate, estimate, and recommend repairs that may be required to maintain the retaining wall.

Air Conditioning

Main - AC System - Visible Coil: Copper core with aluminum fins - The coil on exterior unit requires periodic cleaning. Recommend cleaning the exterior coils with a hose and water.

Bathroom

Master - Bathroom - Shower/Surround: Fiberglass pan and ceramic tile surround

Bedroom

2nd Floor Master - Bedroom - Windows: Vinyl double hung - Recommend the replacement of the old caulking at the front bedroom and walk in closet windows at window sill.

Client: Bob Smith

Example.hi4

PDmB, Inc.

17:16 March 17, 2003

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

Grading: Moderate slope - The grade and landscaping materials are too high and extend above the window well at the Northeast rear of home. Recommend that the grade be reduced or the window well metal soil retainer be replaced with a taller soil retainer to keep the mulch and soil from washing into the window well.

Exterior Surface and Components

#1 - Exterior Surface - Type: Brick veneer - Loose half brick at front door. Remove and tuck point back in place.

Trim: Composite material - Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.

1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.
2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.
3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.

Roof

Leader/Extension: Plastic underground pipe - Downspout is not draining into the plastic underground pipe at the front porch. Re-insert the downspout into the drain pipe to prevent water from pooling at the foundation.

Garage/Carport

Attached - Garage - Door Opener: Lift Master - The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path.. Recommend adjustment of door contact switch.

Note: The light beam safety is operative.

Attic

Main - Attic - Insulation: Loose - Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.

Client: Bob Smith

Example.hi4

PDmB, Inc.

17:16 March 17, 2003

Defective (continued)

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Bedroom

2nd Floor Front - Bedroom - Closet: Single small - Note: peeling paint at rear outside corner of closet caused by condensation due to an opening in the insulation at the roof line over the closet corner. Additional batt insulation recommended to prevent additional condensation forming.

Client: Bob Smith

Example.hi4