

Property Inspections

Any Place

Any Town, 00000



Schedule Date : Friday, September 22, 2000

Report # : SAM 4/21/2003

Client: Mr. Steven Samples
Address: 123 No Comments
City/State/Zip: Oceanside, GA 30066

Subject Property
1234 Main Ave
Oceanside, GA 30066

Buyers

Agent : MII I FR SMITH
Office : AAA INVESTMENT
Address : 678 First St
City/State/Zip : Cravenville IL 98765

Work Phone: 602 - 967-9009
Fax #: 602 - 967-5590

Sellers

Agent : MARI YNI AREF
Office : COLDWELL BANKER
Address : MAIN STREET
City/State/Zip : FALLBROOK CA 92054

Work Phone: -
Fax #: -

Property Inspections

Any Place
Palm Springs, CA 92263

INSPECTION ORDER FORM

Client First/Last : Mr. Steven Samples

REPORT #: SAM 4/21/2003

Client Address : 123 No Comments
City/State/Zip : Oceanside GA 30066

Work/Day Phone: 760 - 123-1223
Home/Eve Phone: 760 - 123-1111
Other #:

Order Date : Tuesday, April 25, 2000
Payment : At inspection OK with Client

Ordered by: Seller
Referred By: Flier

Schedule Date : 9/22/2000

Time: 9:00 am

Property Description : Single Family # of units: 1 Age: 3 Square Footage: 1,500
 Slab Combination Additions /Alterations: Added Bedroom Roof age: 3
Air Conditioning: Yes Bedrooms: 4
Previously Inspected : No Occupied: No Utilities: On per agent # of Baths: 3

Fees :	Base Fee: \$1000.00	Pool/Spa Fee : \$100.00	Age Fee : \$100.00
Additional Services :	Termite Fee : \$100.00	Age Fee : \$100.00	Pest Fee : \$100.00
	Radon Fee : \$100.00	Crawlspace Fee : \$100.00	Mold Fee : \$100.00

Property Address : 1234 Main Ave
City/State/Zip : Oceanside GA 30066
Owner/Tenant : Donna Anderson
Cross Street : John R and Brush
DIRECTIONS : Turn Left At Stop

Map Coordinate: 12d e2
Subdivision:
Eve. Phone: 760 - 123-1234
Day Phone: -

Attending (Planned): Client, Buyers Agent, Seller & Sellers Agent

Buyers Agent : MILLER SMITH
Office : AAA INVESTMENT
Address : 678 First St
City/State/Zip : Cravenville IL 98765

Work Phone: 602 - 967-9009
Res. Phone: 602 - 967-0099
Fax #: 602 - 967-5590
Other #: 601 - 967-1111

Sellers Agent : MARILYN LAREZ
Office : COLDWELL BANKER
Address : MAIN STREET
City/State/Zip : FALLBROOK CA 92054

Work Phone: -
Res. Phone: -
Fax #: -
Other #: -

Special Instruction : Meet at property

Inspection Set-Up :

Confirmation Prior : w/ Buyer's Agent w/ Seller's Agent w/ Client

INSPECTOR : **Tom Smith Inspector**

INSPECTION FEES:

FOR INSPECTOR'S USE Payment Type: Check #1234

TIME	MILEAGE	
Start: 9:00 am	Start: 12,333	Signed Contract: Yes
Finish: 12:30 pm	End: 12,501	Closed Date: May, 1,2000
Total: 3.50 Hrs.	Total: 168	Date Paid: Apr21,2000

INSPECTION FEE:	\$1000.00
AGE FEE :	\$100.00
POOL/SPA FEE :	\$100.00
ADDITIONAL SERVICES:	\$600.00
TOTAL FEES:	\$1800.00
SALES TAX	\$135.00
SUB TOTAL:	\$1,935.00
PAYMENT:	\$900.00
TOTAL DUE:	\$1035.00

ACTUAL ATTENDEES

Client Buyer's Agent Seller's Agent Seller

Property Inspections

Page 4

GROUNDS

Report # : SAM 4/21/2003

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

1 Driveway N/A Asphalt Concrete N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Eroded Asphalt* Maintenance* Sealant needed* Deterioration* Evidence of poor drainage*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*

Comments: **Damage was noted at the driveway at the time of the inspection**

2 Sidewalks N/A Concrete Brick Paver / Tile Gravel

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*
 Concrete is above* siding Evidence of poor drainage* Other*

Comments: The sidewalk shows evidence of poor drainage which can accelerate the wear and deterioration of the sidewalk. Major cracks were noted in the sidewalk.

3 Retaining Walls N/A LOCATION(S): North side Concrete Stucco Block

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Moisture penetration* No drainage openings*

Comments: Major cracks were found in the retaining walls, recommend evaluation by a structural/geo-technical engineer. Deterioration noted to the retaining walls at the time of the inspection.

4 Patio N/A LOCATION(S): North side Concrete Brick Block

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Trip hazards* Surface raised* Surface settled*
 Concrete is above* Evidence of*

Comments: Displacement was noted at the patio slab at the time of the inspection.

5 Patio Cover N/A LOCATION(S): North side Earth contact (3)
 Open Design Covered Roof (refer to Roof Page)*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Attachment to house* Patio cover lacks Wood appears
 Moisture at

Comments: The patio cover lacks metal straps, bolts or nails. Moisture damage was noted at the roof at the time of the inspection. (2) (3) Moisture damage was noted at the roof at the time of the inspection. (2) (3)

6 Decks / Porch N/A WOOD Waterproofed Coating Concrete N/A

LOCATION(S): A B C

Appears Serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Deck is on grade--unable to inspect* Piers need Posts need
 Cracks Moisture Deck appears unsound (1) (2) (A) (B) (C)
 Flashing not visible & improper at house junction (2) Earth-to-wood contact (3) (A) (B) (C)
 Porch* Steps* Uneven*
 Screens* Panels* Unable to Railing of
 Railings are serviceable N/A Railing Railing of

Comments: Damage was noted to the porch at the time of the inspection.

7 Fences & Gates N/A NOT INSPECTED Wood Chain Link Wrought Iron, Block, PVC

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Posts are loose* Blocks are Boards are
 No cracks Common cracks Major cracks (2) Fence height at
 Gate(s) need Self closing device is Post rusted & leaning*

Comments: The fencing was damaged at the time of the inspection.

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

8 Exterior Stairs N/A **Type:** CONCRETE **WATERPROOF**
Location: A Front **COATING** C
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Moisture Uneven Improper landing
 Railings serviceable Railings Openings in rails too large (5)
Comments: Exterior stair railings appeared to be in serviceable condition.

9 Exterior Walls N/A **Structure:** WOOD FRAME , MASONRY
Wall Covering is: Stucco
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks* Major cracks (1) Cracks / openings need repair (2) Soil contact *(3)
 Moisture stains/damage* Damaged Nailing defects * Openings in walls*
Comments: Major cracks were found in the exterior walls, recommend evaluation and repairs by a structural/geo-technical engineer. (1)

Notice: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim / Eaves,Fascia,Soffits N/A WOOD METAL VINYL Other
 Eaves, soffits, fascia & trim appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Moisture stains at fascia (2)(3) Not fully visible* Caulking needed at windows, trim & doors*
 Flashings / Trim : Not visible at:
Comments:

11 Chimney(s) N/A **Location:** A North Side B C D
Material: A Brick B C D METAL FLUE WOOD FRAME
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Chimney / brick / mortar is: Settlement (2) Flashing is
 Spark screen present Spark screen: Raincap / screen recommended *
 Cracks/separations/sealing needed at Unlined flue (2) Cracks in chimney cap *
 Ash dump / door is: Damage / deterioration / defect *
Comments:

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue *

12 Sprinklers N/A Not inspected* Non operational (2) Control box location
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Valve Head Line Leaking * Missing * Anti-siphon valves needed *
 Adjust spray away from structures* Areas of inadequate spray coverage * Adjust heads *
Comments:

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.

13 Hose Faucets N/A Faucets are
 Appears serviceable Some inoperative / corroded (2) Leaks (2) Missing handle(s)* Broken handle(s)*
Comments:

14 Gutters & Downspouts N/A Full Partial None Installed
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Drains blocked* Debris filled* Gutters / downspouts:
 Add gutters & downspouts for drainage* Add splashblocks for drainage* Route downspouts away from building*
 Roof / gutters not draining properly* No secondary drain(s) on roof (2) Subsurface drains not tested*
Comments:

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

Property Inspections

Any Place

Palm Springs, CA 92263

555-555-5555

Mr. Steven Samples
123 No Comments
Oceanside, GA 30066

Invoice

Invoice Date:

Inspection Date: Sep 22, 2000

Subject Property:

Invoice #:

1234 Main Ave
Oceanside, GA 30066

Report #: SAM 4/21/2003

Inspector : Tom Smith Inspector

Add Any Note

Received By _____

Date Received _____

INSPECTION FEES

DESCRIPTION	AMOUNT
MOLD FEE :	\$100.00
CRAWLSPACE FEE :	\$100.00
RADON FEE :	\$100.00
PEST FEE :	\$100.00
AGE FEE :	\$100.00
TERMITE FEE :	\$100.00
POOL/SPA FEE :	\$100.00
AGE FEE :	\$100.00
INSPECTION FEE:	\$1,000.00
SALES TAX	\$135.00
SUB TOTAL :	\$1,935.00
CHECK #1234 PAYMENT:	\$900.00
TOTAL DUE :	\$1,035.00

Please Remit to:

Property Inspections

Any Place

555-555-5555

e-mail: aj@earthlink.net

Client: Mr. Steven Samples

Subject Property

Schedule Date : Friday, September 22, 2000

1234 Main Ave
Oceanside, GA 30066

Picture 1



Add Your Notes
Any FONT
Change FONT SIZE]
Change FONT COLOR
Run through the SPELL CHECK

Picture 2



Bad Inlet Valve

Property Inspections