



123 Any Street, Pittsburgh, Pa 15236  
Inspection prepared for: Any Customer  
Date of Inspection: 2/17/2017 Time: 9.00 AM  
Age of Home: 62 yrs old Size: 1401 Sq ft  
Weather: Sunny and warm. Temp 50 degrees  
A Home and Wood destroying insect reports were performed

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## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Laundry		
Page 8 Item: 9	Wash Basin	• Hot water valve does not work properly needs fixed
Water Heater		
Page 12 Item: 6	TPRV	• There is no TPR valve present on this water heater. This is a serious safety concern and needs to be corrected at once. We recommend contacting a licensed plumber to install a proper valve.
Page 12 Item: 9	Plumbing	• Improper supports or lack of supports to pipes located in crawl space.
Page 12 Item: 10	Overflow Condition	• The discharge tube discharges above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen.
Garage		
Page 15 Item: 10	Fire Door	• The door between the garage & house is not a fire rated door. @@@This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. • No auto closure present
Roof		
Page 17 Item: 1	Roof Condition	• Nail pop ups are due to poor ventilation from extreme heat/cold expansion and contraction
Page 17 Item: 3	Chimney	• No chimney cap visible from inspection level. Recommend installation to prevent premature weathering, water intrusion, and nesting of wildlife.
Page 17 Item: 7	Gutter	• Downspout need to be directed at least 5 to 6 feet away from the house foundation
Attic		
Page 18 Item: 3	Ventilation	• Recommend adding more roof vents in order to have proper air flow to extend shingle life
Grounds		
Page 24 Item: 12	Pressure Regulator	• We recommend the installation of a pressure regulator.
Page 24 Item: 21	Additional Notes	• The retaining wall on the south side is a safety hazard and a proper railing needs to be installed
Basement/Crawlspace		
Page 25 Item: 5	Basement Electric	• Missing outlet covers - throughout home. See pictures.

Master Bedroom		
Page 28 Item: 6	Electrical	• Hot and Neutral reversed
Bedroom #2		
Page 30 Item: 9	Closet	• The hole in the closet needs repaired to keep the FIREWALL continuous
Bedroom #3		
Page 31 Item: 9	Smoke detectors	• No smoke detectors

Thank you for choosing PROHOMEINSPECTIONS to do your home inspection. MILAN STANOJEVIC is a NACHI certified inspector id NACHI #14013106 and ASHI associate 258342. NACHI/ASHI standards of practice are being used in this inspection. A visual inspection is not technically exhaustive. Before closing on the house, Permits need to be checked to make sure all inspections were done and satisfied with the local code enforcement authority. Radon tests take 48 hours to complete.

# Inspection Details

## 1. Attendance

In Attendance: Client present • Buyer Agent present • Fully Participated

## 2. Home Type

Home Type: Single Family Home • Split Foyer Style - Two Levels

## 3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

## 4. Additional notes

Good	Fair	Poor	N/A	None
				X

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

### 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
• No deficiencies observed.

### 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
• Plastic laminate tops noted.

### 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:  
• operated

### 4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
• No major system safety or function concerns noted at time of inspection.

### 5. Garbage Disposal

Good	Fair	Poor	N/A	None
				X

### 6. Microwave

Good	Fair	Poor	N/A	None
X				

### 7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Gas cook top noted.

### 8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:  
• Oven: gas burners

### 9. Sinks

Good	Fair	Poor	N/A	None
			X	

Observations:  
• Drain line leaks under sink.

### 10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

### 11. Spray Wand

Good	Fair	Poor	N/A	None
				X

### 12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

### 13. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

### 14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

### 15. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Recirculating Vent

Observations:

- Exterior vented fan is recommended where gas appliances are in place.

### 16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

### 17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

### 18. Plumbing

Good	Fair	Poor	N/A	None
X				

### 19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 20. Security Bars

Good	Fair	Poor	N/A	None
				X

### 21. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The hinged patio door was functional during the inspection.

### 22. Screen Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- Storm Door present and functional

### 23. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

## 24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
• Gfci functional

## 25. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

## 26. Smoke Detectors/CO Detectors

Good	Fair	Poor	N/A	None
X				

Observations:  
• In hallway next to kitchen

## 27. Radiators

Good	Fair	Poor	N/A	None
				X

## 28. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:  
• Wall registers noted



## Laundry

### 1. Locations

Locations: Basement

### 2. Cabinets

Good	Fair	Poor	N/A	None
				X

### 3. Counters

Good	Fair	Poor	N/A	None
				X

### 4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

### 5. Electrical

Good	Fair	Poor	N/A	None
X				

### 6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
• GFCI in place and operational

### 7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

### 8. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:  
• functional

### 9. Wash Basin

Good	Fair	Poor	N/A	None
X				

Observations:  
• DRAINS:  
• Hot water valve does not work properly needs fixed

### 10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Glass blocks noted in window openings.  
Observations:  
• Glass block windows with vents in basement.

### 11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

### 12. Plumbing

Good	Fair	Poor	N/A	None
X				

### 13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: BLOCK  
Observations:  
• Recently painted

### 14. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are wood plank ceilings noted.

### 15. Security Bars

Good	Fair	Poor	N/A	None
				X

### 16. Doors

Good	Fair	Poor	N/A	None
				X

### 17. Smoke Detectors/CO Detectors

Good	Fair	Poor	N/A	None
X				

### 18. Radiators

Good	Fair	Poor	N/A	None
				X

### 19. Forced Air

Good	Fair	Poor	N/A	None
				X

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the basement

Materials: No electric switch shut off at furnace

Observations:

- Furnace is 2 yrs old

### 2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

### 3. Enclosure

Good	Fair	Poor	N/A	None
X				

### 4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic - PVC vent noted.
- A mid or high efficiency gas furnace has been installed and vented through the existing masonry chimney. Furnace flue gas temperatures are lower with these units causing condensate to collect on the chimney walls. This condensate contains acids which corrode, damage, and deteriorate the chimney masonry. Proper sizing of the chimney is extremely important for venting with this type of heating system. To prevent damage/deterioration to the masonry chimney we recommend further review by a licensed HVAC contractor to determine the proper sizing of the chimney for this type of heating system and that safe/proper venting is occurring.

### 5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.

### 6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

### 7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor is located on the exterior grounds.

### 8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

### 9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

### 10. Filters

Good	Fair	Poor	N/A	None
	X			

Location: Located inside heater cabinet.

### 11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of inspection.
- Located in living room

### 12. Hvac room enclosure condition

Good	Fair	Poor	N/A	None
				X

### 13. Radiators

Good	Fair	Poor	N/A	None
				X

## Water Heater

### 1. Base

Good	Fair	Poor	N/A	None
X				

Observations:  
• The water heater base is functional.

### 2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
• The water heater enclosure is functional.

### 3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:  
• The combustion chamber appears to in functional condition.

### 4. Venting

Good	Fair	Poor	N/A	None
X				

### 5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas  
Location: The heater is located in the basement.

### 6. TPRV

Good	Fair	Poor	N/A	None
				X

Observations:  
• There is no TPR valve present on this water heater. This is a serious safety concern and needs to be corrected at once. We recommend contacting a licensed plumber to install a proper valve.

### 7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
• 40 gallons

### 8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:  
• functional

### 9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Aquapex  
Observations:  
• Improper supports or lack of supports to pipes located in crawl space.

### 10. Overflow Condition

Good	Fair	Poor	N/A	None
				X

Observations:  
• The discharge tube discharges above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen.

### 11. Strapping

Good	Fair	Poor	N/A	None
				X

Observations:  
• The water heater is not strapped.

## 12. Ceiling condition

Good	Fair	Poor	N/A	None
				X

Observations:  
• unfinished

## 13. Floor condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• concrete

## Garage

### 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: integral part of house

### 2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.

### 3. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:

- The anchor bolts were not visible.

### 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Floor is good no concerns

### 5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
			X	

Observations:

- Not visible to determine.
- Recent repair of support beam indicated by installing two flat plates and then welding them together. The inspector could not determine the effectiveness of this repair

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

### 7. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

### 8. 240 Volt

Good	Fair	Poor	N/A	None
				X

### 9. Exterior Door

Good	Fair	Poor	N/A	None
				X

### 10. Fire Door

Good	Fair	Poor	N/A	None
		X		

#### Observations:

- The door between the garage & house is not a fire rated door. @@@This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.
- No auto closure present

### 11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 7' upgraded insulated steel door

### 12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

#### Observations:

- The garage door appeared functional during the inspection.

### 13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Direct drive

### 14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Eye beam system present and operating.

### 15. Ventilation

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Glass bloc window with vent and screens

### 16. Vent Screens

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Vent screens noted as functional.

### 17. Cabinets

Good	Fair	Poor	N/A	None
				X

### 18. Counters

Good	Fair	Poor	N/A	None
				X

### 19. Wash Basin

Good	Fair	Poor	N/A	None
				X

### 20. Additional Notes

Good	Fair	Poor	N/A	None
			X	



## Electrical

### 1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Panel box located in basement

### 2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:  
• 150 amp/240 volt

### 3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

### 4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:  
• There is an overhead service drop noted.

### 5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

### 6. Fuses

Good	Fair	Poor	N/A	None
				X

### 7. voltage

Good	Fair	Poor	N/A	None
X				

Observations:  
• 240 Volts  
• 120 Volts

# Roof

## 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ground level with binoculars. See Roofing Notes above, in blue. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Nail pop ups are due to poor ventilation from extreme heat/cold expansion and contraction

## 2. Flashing

Good	Fair	Poor	N/A	None
	X			

## 3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- No chimney cap visible from inspection level. Recommend installation to prevent premature weathering, water intrusion, and nesting of wildlife.

## 4. Sky Lights

Good	Fair	Poor	N/A	None
				X

## 5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

## 6. Vent Caps

Good	Fair	Poor	N/A	None
				X

## 7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- Downspout need to be directed at least 5 to 6 feet away from the house foundation

## 8. Additional Notes

Good	Fair	Poor	N/A	None
				X

## Attic

### 1. Access

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Scuttle Hole located in:
- Limited access due to finished attic area.
- Access in 4 th bedroom

### 2. Structure

Good	Fair	Poor	N/A	None
X				

### 3. Ventilation

Good	Fair	Poor	N/A	None
		X		

#### Observations:

- Gable louver vents noted.
- Recommend adding more roof vents in order to have proper air flow to extend shingle life

### 4. Vent Screens

Good	Fair	Poor	N/A	None
				X

### 5. Duct Work

Good	Fair	Poor	N/A	None
X				

### 6. Electrical

Good	Fair	Poor	N/A	None
	X			

#### Observations:

- most not accessible due to insulation

### 7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

#### Observations:

- galvanized piping

### 8. Insulation Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages 3 to 4 inches. Recommend installing more.

#### Observations:

- IMPROVE: Add insulation to improve to R-49 -- The Department of Energy R-Value recommendation for attic insulation in the North/East U.S.

### 9. Chimney

Good	Fair	Poor	N/A	None
			X	

### 10. Exhaust Vent

Good	Fair	Poor	N/A	None
				X

## 11. Moisture/Humidity/Temp

Good	Fair	Poor	N/A	None
				X

## 12. Additional Notes

Good	Fair	Poor	N/A	None
				X

## Exterior Areas

### 1. Doors

Good	Fair	Poor	N/A	None
X				

### 2. Window Condition

Good	Fair	Poor	N/A	None
X				

### 3. Siding Condition

Good	Fair	Poor	N/A	None
X				

### 4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

### 5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

### 6. Stucco

Good	Fair	Poor	N/A	None
				X

### 7. Additional Notes

Good	Fair	Poor	N/A	None
				X

## Foundation

### 1. Slab Foundation

Good	Fair	Poor	N/A	None
X	X			

### 2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

#### Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.

### 3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

#### Observations:

- normal settlement

### 4. Cripple Walls

Good	Fair	Poor	N/A	None
				X

### 5. Ventilation

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Screened openings noted.

### 6. Vent Screens

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Vent screens noted as functional.

### 7. Access Panel

Good	Fair	Poor	N/A	None
				X

### 8. Post and Girders

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Support Material: Wood/Bearing Wall
- Beam Material: Wood

### 9. Sub Flooring

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Diagonal plank subfloor noted.

### 10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

#### Observations:

- The anchor bolts were not visible.

### 11. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Gfci in place and operational

## 12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- 3/4 inch copper
- Cast iron waste and vent pipe noted.

## 13. Sump Pump

Good	Fair	Poor	N/A	None
				X

## 14. Ducting

Good	Fair	Poor	N/A	None
				X

## 15. Additional Notes

Good	Fair	Poor	N/A	None
				X

## Grounds

### 1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Block / Brick sidewalk noted. • Concrete driveway  
Observations:  
• No major system or safety concerns noted.

### 2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:  
• No major system safety or function concerns noted at time of inspection.

### 3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
• No major system safety or function concerns noted at time of inspection.

### 4. Gate Condition

Good	Fair	Poor	N/A	None
				X

### 5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:  
• Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

### 6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

### 7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

### 8. GFCI

Good	Fair	Poor	N/A	None
X				

### 9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: east side

### 10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Aquapex piping noted.

### 11. Water Pressure

Good	Fair	Poor	N/A	None
			X	

Observations:  
• high pressure  
• 120  
• Water pressure should be from 50-80 psi



### 12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

Observations:  
• We recommend the installation of a pressure regulator.

### 13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: West side of house.

### 14. Balcony

Good	Fair	Poor	N/A	None
				X

### 15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

### 16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
				X

### 17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Block  
Observations:  
• Newer and Recently installed

### 18. Sprinklers

Good	Fair	Poor	N/A	None
				X

### 19. Front/Back Porch

Good	Fair	Poor	N/A	None
				X

### 20. Patio 2

Good	Fair	Poor	N/A	None
				X

### 21. Additional Notes

Good	Fair	Poor	N/A	None
		X		

Observations:  
• The retaining wall on the south side is a safety hazard and a proper railing needs to be installed

# Basement/Crawlspace

## 1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished basement

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

## 2. Insulation

Good	Fair	Poor	N/A	None
		X		

Observations:

- Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency.

## 3. Windows

Good	Fair	Poor	N/A	None
X				

Materials: Glass blocks noted in window openings.

Observations:

- Glass block windows with vents in basement.

## 4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional

Observations:

- ABS
- Cast Iron
- PVC
- Newer Pex

## 5. Basement Electric

Good	Fair	Poor	N/A	None
X				

Observations:

- Missing outlet covers - throughout home. See pictures.

## 6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Installed GFCIs responded to test

## 7. Access

Good	Fair	Poor	N/A	None
X				

Materials: Walkout door

## 8. Stairs

Good	Fair	Poor	N/A	None
				X

## 9. Railings

Good	Fair	Poor	N/A	None
				X

## 10. Slab Floor

Good	Fair	Poor	N/A	None
	X			

Observations:

- Basement floor is uneven

### 11. Finished Floor

Good	Fair	Poor	N/A	None
				X

### 12. Drainage

Good	Fair	Poor	N/A	None
X				

### 13. Sump Pump

Good	Fair	Poor	N/A	None
				X

### 14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*JOISTS\*\***
- Appear Functional

### 15. Subfloor

Good	Fair	Poor	N/A	None
X				

Observations:

- Previous repairs due to damage/decay observed.
- Diagonal plank

### 16. Columns

Good	Fair	Poor	N/A	None
	X			

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

### 17. Piers

Good	Fair	Poor	N/A	None
	X			

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

### 18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

### 19. Moisture/Humidity/Temp

Good	Fair	Poor	N/A	None
	X			

Observations:

- Humidity is 39.9% and temperature is 56.6 degrees

### 20. Smoke Detectors/CO Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Working smoke detectos

### 21. Fireplace

Good	Fair	Poor	N/A	None
				X

## 22. Additional Notes

Good	Fair	Poor	N/A	None
				X

# Master Bedroom

## 1. Smoke detectors condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• New and working

## 2. Walls condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Plaster

## 3. Ceilings condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall noted

## 4. Floor condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Carpet

## 5. Vent condition

Good	Fair	Poor	N/A	None
				X

## 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
• No outlet cover  
• Hot and Neutral reversed

## 7. Windows condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Vinyl Double hung windows with screens

## 8. Doors condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Hollow core doors

## 9. Closet condition

Good	Fair	Poor	N/A	None
X				

## 10. Radiator

Good	Fair	Poor	N/A	None
				X

## 11. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:  
• Registers

## 12. Bathroom

Good	Fair	Poor	N/A	None
				X

## 13. Additional Notes

Good	Fair	Poor	N/A	None
				X

# Bedroom #2

## 1. Smoke detectors

Good	Fair	Poor	N/A	None
X				

Observations:  
• Smoke detectors present

## 2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
• plaster

## 3. Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:  
• plaster

## 4. Floor

Good	Fair	Poor	N/A	None
X				

Observations:  
• Hardwood

## 5. Vent

Good	Fair	Poor	N/A	None
				X

## 6. Electrical

Good	Fair	Poor	N/A	None
X				

## 7. Windows

Good	Fair	Poor	N/A	None
X				

Observations:  
• Vinyl Slider Windows with screens

## 8. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
• Hollow core doors

## 9. Closet

Good	Fair	Poor	N/A	None
X				

Observations:  
• The hole in the closet needs repaired to keep the FIREWALL continuous

## 10. Radiators

Good	Fair	Poor	N/A	None
				X

## 11. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:  
• Registers

## 12. Additional Notes

Good	Fair	Poor	N/A	None
				X

# Bedroom #3

## 1. Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall

## 2. Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall

## 3. Floor

Good	Fair	Poor	N/A	None
X				

Observations:  
• hardwood

## 4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
• 6 panel hollow core doors

## 5. Windows

Good	Fair	Poor	N/A	None
X				

Observations:  
• Vinyl Slider with screens

## 6. Electrical

Good	Fair	Poor	N/A	None
X				

## 7. Closet

Good	Fair	Poor	N/A	None
X				

## 8. Vent

Good	Fair	Poor	N/A	None
				X

## 9. Smoke detectors

Good	Fair	Poor	N/A	None
			X	

Observations:  
• No smoke detectors

## 10. Radiators

Good	Fair	Poor	N/A	None
				X

## 11. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:  
• Registers

## 12. Additional Notes

Good	Fair	Poor	N/A	None
				X



# Bathroom Second Floor

## 1. Location

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 2. Cabinets condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 3. Ceiling condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4. Counter condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 5. Doors Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 6. Windows condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 7. Electrical condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 8. Floor condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 9. Radiator

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 10. Forced air

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 11. Mirror condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 12. Plumbing condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**13. Security bars condition**

Good	Fair	Poor	N/A	None

**14. Showers condition**

Good	Fair	Poor	N/A	None

**15. Shower walls condition**

Good	Fair	Poor	N/A	None

**16. Tub condition**

Good	Fair	Poor	N/A	None

**17. Enclosure condition**

Good	Fair	Poor	N/A	None

**18. Sink condition**

Good	Fair	Poor	N/A	None

**19. Toilet condition**

Good	Fair	Poor	N/A	None

**20. Bath Fan condition**

Good	Fair	Poor	N/A	None

**21. Radiators**

Good	Fair	Poor	N/A	None

**22. Forced Air**

Good	Fair	Poor	N/A	None

# 1st fl Stairs

## 1. Handrail condition

Good	Fair	Poor	N/A	None
X				

## 2. Walls condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• plaster

## 3. Ceilings condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• plaster

## 4. Steps condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Hardwood

## 5. Doors condition

Good	Fair	Poor	N/A	None
				X

## 6. Windows condition

Good	Fair	Poor	N/A	None
				X

2nd fl Hallway

1. Walls condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Plaster

2. Ceilings condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Plaster

3. Floors condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Carpet

4. Electrical condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• 2 way switches working

5. Moisture/Humidity/Temp

Good	Fair	Poor	N/A	None
				X

6. Smoke Detectors/CO Detectors

Good	Fair	Poor	N/A	None
X				

Observations:  
• Working

7. Radiators

Good	Fair	Poor	N/A	None
				X

8. Forced Air

Good	Fair	Poor	N/A	None
X				X

# Living Room

## 1. Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall

## 2. Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall

## 3. Flooring

Good	Fair	Poor	N/A	None
X				

Observations:  
• Hardwood

## 4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
• 3 Prong outlets

## 5. Fireplace

Good	Fair	Poor	N/A	None
				X

## 6. Windows

Good	Fair	Poor	N/A	None
X				

Observations:  
• Wood Casement with Screens  
• Vinyl sliding window

## 7. Doors

Good	Fair	Poor	N/A	None
				X

## 8. Radiators

Good	Fair	Poor	N/A	None
				X

## 9. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:  
• Floor registers noted

# Dinning Room

## 1. Walls condition

Good	Fair	Poor	N/A	None

## 2. Ceiling condition

Good	Fair	Poor	N/A	None

## 3. Floor condition

Good	Fair	Poor	N/A	None

## 4. Electrical condition

Good	Fair	Poor	N/A	None

## 5. Windows condition

Good	Fair	Poor	N/A	None

## 6. Doors condition

Good	Fair	Poor	N/A	None

## 7. Radiators

Good	Fair	Poor	N/A	None

## 8. Forced Air

Good	Fair	Poor	N/A	None

# Basement Stairway

## 1. Windows condition

Good	Fair	Poor	N/A	None
				X

## 2. Doors condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Hollow core door

## 3. Walls condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall

## 4. Ceiling condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall

## 5. Electrical condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Two way switch working no concerns

## 6. Stairs condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Carpet over wood

## 7. Handrail condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Graspable handrail present

# Bedroom #4

## 1. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:  
• Present and working

## 2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
• Plaster

## 3. Ceilings

Good	Fair	Poor	N/A	None
X				

Observations:  
• Plaster

## 4. Floor

Good	Fair	Poor	N/A	None
X				

Observations:  
• Carpet

## 5. Vent

Good	Fair	Poor	N/A	None
				X

## 6. Closets

Good	Fair	Poor	N/A	None
				X

## 7. Radiators

Good	Fair	Poor	N/A	None
				X

## 8. Forced Air

Good	Fair	Poor	N/A	None
X				X

Observations:  
• Registers

## 9. Electrical

Good	Fair	Poor	N/A	None
X				

## 10. Windows

Good	Fair	Poor	N/A	None
X				

Observations:  
• Double hung window with screens

## 11. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
• Hollow core door

## 12. Additional Notes

Good	Fair	Poor	N/A	None
X				

Observations:  
• Attic access hole located here



# Family Room

## 1. Walls

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 2. Ceiling

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 3. Flooring

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4. Doors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 5. Windows

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 6. Ventilation

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 7. Fireplace

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 8. Bar

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 9. Bathroom

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 10. Electrical

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 11. Closet

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 12. Smoke Detectors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 13. CO Detectors

Good	Fair	Poor	N/A	None

### 14. Radiators

Good	Fair	Poor	N/A	None

### 15. Forced Air

Good	Fair	Poor	N/A	None

# Bathroom Main Fl

## 1. Locations

Good	Fair	Poor	N/A	None
X				

Observations:  
• 1 st floor hallway

## 2. Cabinets

Good	Fair	Poor	N/A	None
				X

## 3. Ceilings

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall

## 4. Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall  
• Paint is buckled at corner by toilet, tested dry

## 5. Floor

Good	Fair	Poor	N/A	None
X				

Observations:  
• Ceramic

## 6. Counters

Good	Fair	Poor	N/A	None
				X

## 7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
• Hollow core door

## 8. Windows

Good	Fair	Poor	N/A	None
				X

## 9. Electric

Good	Fair	Poor	N/A	None
X				

Observations:  
• Gfci present and functional

## 10. Bath fan

Good	Fair	Poor	N/A	None
X				

Observations:  
• Working

## 11. Mirror

Good	Fair	Poor	N/A	None
X				

Observations:  
• Hung mirror  
• Also a medicine cabinet

### 12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
• Shower diverted leaks  
• Shower head leaks

### 13. Security bars

Good	Fair	Poor	N/A	None
				X

### 14. Showers

Good	Fair	Poor	N/A	None
X				

### 15. Shower walls

Good	Fair	Poor	N/A	None
X				

Observations:  
• Vinyl

### 16. Tub

Good	Fair	Poor	N/A	None
X				

Observations:  
• Vinyl

### 17. Enclosure

Good	Fair	Poor	N/A	None
				X

### 18. Sink

Good	Fair	Poor	N/A	None
X				

Observations:  
• Pedestal sink

### 19. Toilet

Good	Fair	Poor	N/A	None
X				

### 20. Radiators

Good	Fair	Poor	N/A	None
				X

### 21. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:  
• Wall registers noted

# 1St Floor Hallway

## 1. Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall noted

## 2. Ceilings

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall

## 3. Floor

Good	Fair	Poor	N/A	None
X				

Observations:  
• Hardwood floors

## 4. Electrical

Good	Fair	Poor	N/A	None
X				

## 5. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:  
• Present and working

## 6. Radiators

Good	Fair	Poor	N/A	None
				X

## 7. Forced Air

Good	Fair	Poor	N/A	None
				X

## 8. Doors

Good	Fair	Poor	N/A	None
X				

## 9. Windows

Good	Fair	Poor	N/A	None
				X

## 10. Closets

Good	Fair	Poor	N/A	None
X				

Observations:  
• No deficiencies noted

## 11. Additional Notes

Good	Fair	Poor	N/A	None
				X

1st floor hallway

1. Walls condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall

2. Ceilings condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Drywall

3. Floors condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Hardwood

4. Electrical condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Smoke detector present

5. Moisture/Humidity/Temp

Good	Fair	Poor	N/A	None
			X	

6. Smoke Detectors/CO Detectors

Good	Fair	Poor	N/A	None
X				

Observations:  
• Operational

7. Radiators

Good	Fair	Poor	N/A	None
				X

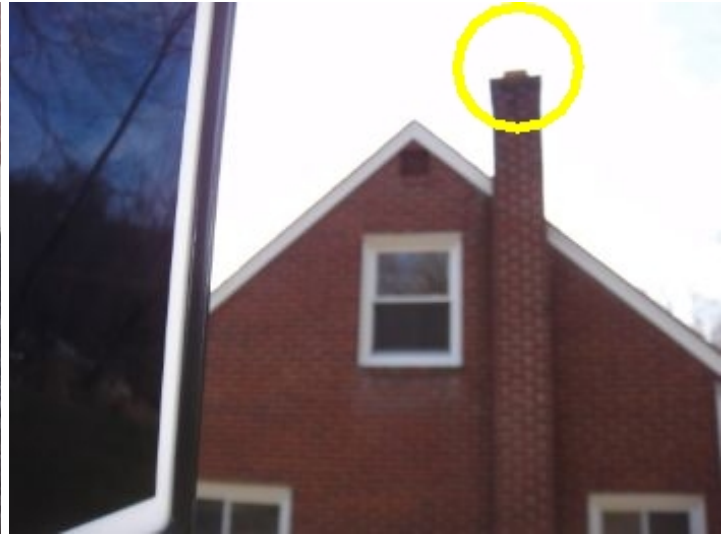
8. Forced Air

Good	Fair	Poor	N/A	None
				X

Photos



Roof Gutter



Roof Chimney



Master Bedroom Electrical



Grounds Additional Notes



Bedroom #2 Closet



Attic Insulation Condition



Basement/Crawlspace Basement Electric



Roof Roof Condition



Kitchen Sinks



Laundry Wash Basin



## Residential Earthquake Hazards Report

- |                          |                                     |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Yes                      | No                                  | N/A                      | Don't Know               |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes                      | No                       | N/A                      | Don't Know                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
2. Is the house anchored or bolted to the foundation?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes                      | No                       | N/A                      | Don't Know                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
3. If the house has cripple walls:
- a. Are the exterior cripple walls braced?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes                      | No                       | N/A                      | Don't Know                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes                      | No                       | N/A                      | Don't Know                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes                      | No                       | N/A                      | Don't Know                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
5. If the house is built on a hillside:
- a. Are the exterior tall foundation walls braced?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes                      | No                       | N/A                      | Don't Know                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes                      | No                       | N/A                      | Don't Know                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes                      | No                       | N/A                      | Don't Know                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes                      | No                       | N/A                      | Don't Know                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes                      | No                       | N/A                      | Don't Know                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes                      | No                       | N/A                      | Don't Know                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EXECUTED BY:

\_\_\_\_\_  
 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

\_\_\_\_\_  
 (Buyer) (Buyer) Date