



# Inspection Report

## Sample Report

**Property Address:**



**Quest Property Inspections Inc**

**R. Kevin Shirk  
1240 E Ontario Ave Suite 102-217  
Corona, CA 92881 US  
909-519-3528**

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## Quest Property Inspections Inc

<b>Date:</b> Invalid DateTime	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b>	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Recommendations (RC)** = The item(s) is functioning as intended, however the recommendation is a suggestion about seasonal maintenance and preventative maintenance practices that will help extend the life of the item. It is always recommended to have a licensed, qualified contractor perform this service.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Quest Property Inspection:**

Home

**Type of building:**

Single Family (1 story)

**Building Faces:**

SW

**Approximate age of building:**

Built in 2021 2 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Utiliy:**

All utilities are on at time of inspection

**In Attendance:**

Customer and their agent

**Type of roofing material(s):**

Concrete Tiles

**Type of Windows:**

Window materials throughout structures.  
Double pain - Vinyl Framed - fixed framed or stationary type do (not open or close)  
Horizontal sliding type (one window slides while the other remains stationary) Vertical sliding type (One window slides while the other remains stationary)

**Wall materials(s) Interior:**

Drywall

**Wall material(s) Exterior:**

Stucco

**Foundations:**

Slab on grade

**Ceiling Materials interior:**

Drywall

**Type of flooring throughout structure:**

Laminate flooring, Sheet vinyl flooring, Tile

**Occupied:**

Yes

## Summary



**Quest Property Inspections Inc**

**1240 E Ontario Ave Suite 102-217  
Corona, CA 92881 US  
909-519-3528**

**Customer**  
Sample Report

**Address**

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Exterior

#### 1.3 Doors (Exterior)

##### **Inspected, Recommendations**

Door Trim shows signs of water infiltration. Evidence of dryrot ( Wood Rot ) or Fungus damage caused by dryrot or wood destroying pest and organisms. Recommended to have a qualified licensed pest control company to evaluate



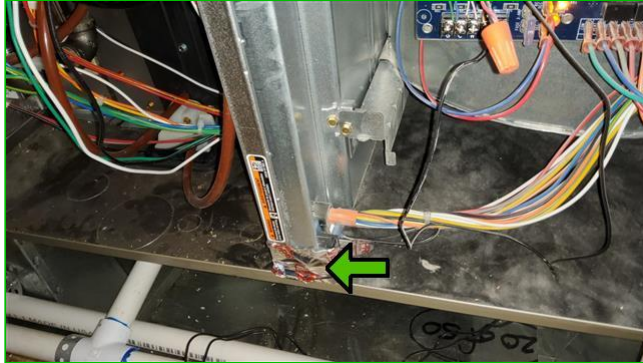
1.3 Item 1

## 6. Heating / Central Air Conditioning

### 6.8 Automatic Safety Controls

#### Inspected, Repair or Replace

The safety switch did not shut off unit when service door was removed. This is a safety issue and should be repaired. I recommend service or repair unit using a licensed HVAC contractor.



6.8 Item 1

## 7. Interior

### 7.8 Floor Conditions

#### Inspected, Recommendations

Note: Laminate flooring throughout house buckling / warping. Buckling or warping is almost always as a result of moisture and/or water damage. Laminate flooring is affected by water in a number of ways. High moisture content in the air can sometimes lead to buckling or warping. Excessive water on the surface of the floor can also lead to buckling or warping. For this reason, it is important never to wet mop a laminate floor. Recommended to have a licensed flooring contractor evaluate and make recommendations for repairs.



7.8 Item 1



7.8 Item 2

## 12. Laundry Room

### 12.12 Clothes Dryer Vent Piping

#### Inspected, Recommendations

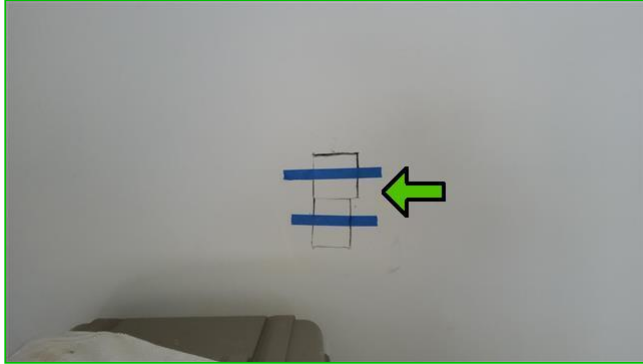
Recommended to have dryer vent line cleaned out before hooking up appliance (dryer)

## 13. Garage

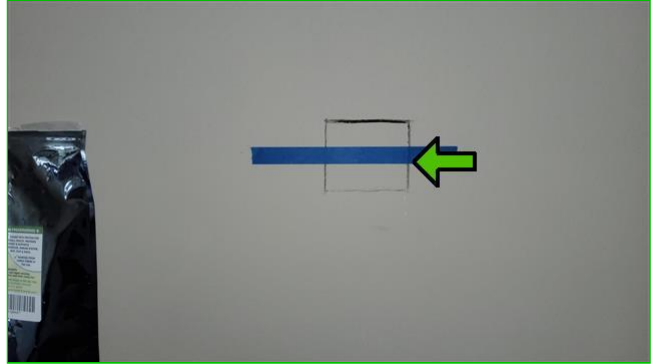
### 13.1 Garage Firewalls & Firewall ceiling

### Inspected, Repair or Replace

Cut-out(s) Noted on garage ceiling/walls causing breach in the Firewall & Ceiling. All Drywall breaches in the Firewall (s) & Firewall ceiling(s) must be patched. **All drywall seams to be properly sealed with drywall compound, and small holes and penetrations must be filled with fire caulking.** Recommended to have repaired by a qualified licensed contractor.



13.1 Item 1

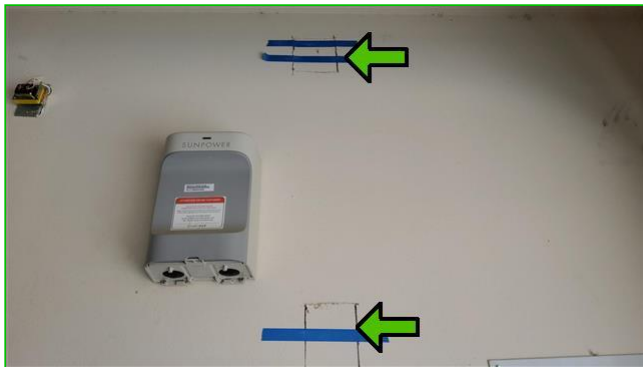


13.1 Item 2

### 13.3 Garage Walls (including Firewall Separation)

#### Inspected, Recommendations

The sheetrock on the wall is damaged at the garage. This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.



13.3 Item 1

## 17. Bedroom

### 17.8 Bedroom wardrobe door(s)

#### Inspected, Repair or Replace

Wardrobe bottom door glide was missing. This allows the wardrobe doors to swing freely. Swinging doors may fall from the header rail and cause injury to the occupant. Safety concern.



17.8 Item 1

## 19. Full Bath

### 19.10 Toilets

#### Inspected, Recommendations

The toilet is loose at floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



19.10 Item 1

## 22. Swimming Pools, Equipment and Safety

### 22.20 Does the fence have a self closing latch and a lock on door?

#### Inspected, Yes, Repair or Replace

Gate(s) not self closing and **latching**. Needs to be serviced: Location



22.20 Item 1

### 22.28 Ca Pool Safty Act Requirements



### Inspected, Repair or Replace

**A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: [http://www.ihf.org/foryourhealth/article\\_children.html](http://www.ihf.org/foryourhealth/article_children.html)**

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To R. Kevin Shirk*

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

<b>Siding Material:</b> Stucco	<b>Utilities:</b> The water source is the public utility company Electrical service was provided to the home by public utility The fuel source is natural gas and is supplied by the Gas company. The Sewer was provided to the home by public utility	<b>Exterior Doors:</b> Solid Sliding glass
<b>Window Types:</b> Vinyl Frame Double pain Sliders	<b>Appurtenance:</b> Covered porch Coverd back porch	<b>Coverd screen back porch:</b> Covered porch
<b>Driveway:</b> Concrete	<b>Walkway's:</b> Concrete	<b>Patio's:</b> Coverd back patio
<b>Fencing:</b> Blockwalls Vinyl Fencing Vinyl Gates(s)		

## Items

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### 1.0 Occupied

**Comments:** Inspected

### 1.1 Utilities

**Comments:** Inspected

(1) The water source is the public utility company. Water meter shut off located at street. Water meter condition at time of inspection. Normal wear for age. House main shut off see photo.



1.1 Item 1



1.1 Item 2

(2) The fuel source is natural gas and is supplied by the public utility company. Location of gas meter : Side of house.



1.1 Item 3

(3) The source for Electricity is the public utility company. Location of Electrical meter : Side of house. Condition of Meter at time of inspection-Normal wear for age.



1.1 Item 4

(4) Sanitary waste discharges into the municipal sewer at the street.

### 1.2 Water faucets (hose bibs)

**Comments:** Inspected

## Quest Property Inspections Inc

Recommended water pressure is between 55 to 80 PSI approximate psi at time of inspection 60 PSI



1.2 Item 1

### 1.3 Doors (Exterior)

**Comments:** Inspected, Recommendations

Door Trim shows signs of water infiltration. Evidence of dryrot ( Wood Rot ) or Fungus damage caused by dryrot or wood destroying pest and organisms. Recommended to have a qualified licensed pest control company to evaluate



1.3 Item 1

### 1.4 Door bell

**Comments:** Inspected

### 1.5 Walkways, Driveways, and Patio Decks

**Comments:** Inspected

### 1.6 Foundation type

**Comments:** Inspected

The home was constructed on a slab on grade foundation. This is the most common method for modern home construction. The slab foundation components were evaluated from the exterior and interior of the home. There were no excessive signs of settling or cracks noted on the day of inspection. All concrete slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged.

### 1.7 Eaves, Soffits and Fascias

**Comments:** Inspected

Cracking, worn, weathering where visible. Typical for age and weather exposure. Weathering and staining present in areas at time of inspection.

### 1.8 Wall Cladding Flashing and Trim

**Comments:** Inspected



Stucco shows signs of typical weathering do to age. Recommended sealing any penetrations / gaps to prevent moisture and or pest to enter. Stucco finishes require seasonal maintenance, consult an qualified licensed contractor for maintenance tips and preventive maintenance.



1.8 Item 1



1.8 Item 2



1.8 Item 3



1.8 Item 4

### 1.9 Exterior window condition(s)

**Comments:** Inspected

Recommended for exterior windows: Windows require seasonal maintenance to extend the lifespan and maintain weather tight seals. Silicone Lubricant Keep Vinyl Windows Functioning Properly. While you're tackling the spring cleaning it's a good idea to lubricate your vinyl windows, whether they are sliders, casements, or tilt-in single or double hung, to keep them from getting stuck, or becoming difficult to slide open and closed.

### 1.10 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

**Comments:** Inspected

### 1.11 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

**Comments:** Inspected

### 1.12 Fencing-Walls & Gates

**Comments:** Inspected

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

<b>Electrical Service Conductors:</b> Below ground	<b>Panel Capacity:</b> 200 AMP	<b>Panel Type:</b> Circuit breakers GFCI Breakers AFCI Breakers
<b>Electric Panel Manufacturer:</b> SQUARE D	<b>Branch wire 15 and 20 AMP:</b> Copper	<b>Wiring Methods:</b> Romex
<b>Main Panel Disconnect:</b> Main panel disconnect location: Located inside electrical panel .		

Items

2.0 Service Entrance Conductors

Comments: Inspected

2.1 Main electrical panel manufacturer

Comments: Inspected

The main electrical panel was manufactured SquareD. The panel is rated for 120/240 Volts and is in good condition.



2.1 Item 1

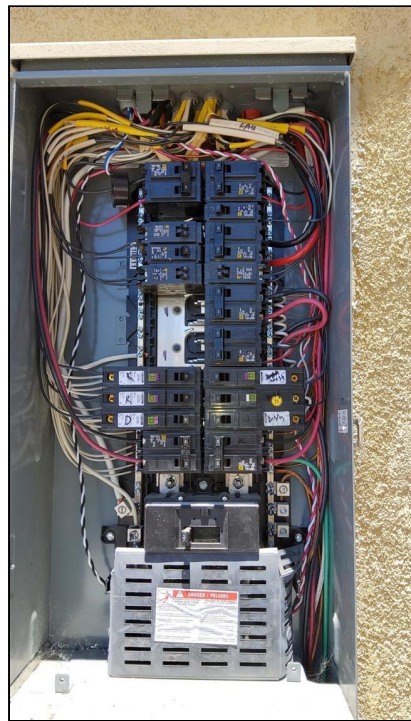
2.2 Panel condition

Comments: Inspected

2.3 Panel wiring

Comments: Inspected

Wiring type: Copper. Wiring method: None-metallic sheathed cable (Romex). Grounded panel-Main grounding bonding wire observed and appears to be normal for age of the panel. Visible wiring has normal wear for age with no major defects at time of inspection.



2.3 Item 1

2.4 Breakers

Comments: Inspected

Number of breakers in off position: 0 Number of unused breakers: 5 Labels are present on panel cover the inspector does not check for accuracy of labels. Normal wear for age at time of inspection.



2.4 Item 1

## 2.5 The main service disconnect switch location

**Comments:** Inspected

Main disconnect location inside panel.



2.5 Item 1

## 2.6 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

**Comments:** Inspected

## 2.7 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

**Comments:** Inspected

## 2.8 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

**Comments:** Inspected

## 2.9 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

**Comments:** Inspected

## 2.10 Operation of GFCI (Ground Fault Circuit Interrupters)

**Comments:** Inspected

## 2.11 Outlet's, switches and fixture's

**Comments:** Inspected

## 2.12 Sub panel condition

**Comments:** Inspected



Normal wear for age at time of inspection. No viable defects.



2.12 Item 1

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

#### Styles & Materials

<b>Water Source:</b> Public	<b>Water Filters:</b> (We do not inspect filtration systems)	<b>Plumbing Water Supply (into home):</b> Copper
<b>Plumbing Water Distribution (inside home):</b> PEX	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> Not visible
<b>Water Heater Power Source:</b> Electric Gas	<b>Water Heater Capacity:</b> Tankless	<b>Water Heater Location:</b> Garage
<b>WH Manufacturer:</b> Rinnai	<b>Central Vacuum System:</b> We do not inspect central vacuum systems	

#### Items

##### 3.0 Main Fuel Shut-off (Describe Location)

**Comments:** Inspected

##### 3.1 Main Gas Valve

**Comments:** Inspected

Seismic shut off valve is a recommended safety device. The seismic shut off valve functions during an earthquake to help prevent hazardous gas leaks that could result in fires and other hazardous conditions.

##### 3.2 Main Water Shut-off Device (Describe location)

**Comments:** Inspected

##### 3.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

**Comments:** Inspected

##### 3.4 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected

##### 3.5 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Inspected

##### 3.6 Water Filter System

**Comments:** Not Inspected

##### 3.7 Fire Sprinkler system

**Comments:** Not Inspected

**FIRE SPRINKLERS FIRE SPRINKLER CONDITIONS:** Your home is equipped with a fire suppression system. Also referred to as fire sprinklers. These systems are excluded from the home inspection process and are excluded from the home inspection industry standards of which your home was inspected. If the home inspector makes comments regarding the fire sprinkler system it is done as a courtesy only. Any comments should be followed up with a licensed professional in your area certified to inspect and or repair fire sprinkler systems.



3.7 Item 1



3.7 Item 2

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Roof System / Chimneys and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces.

If we are unable or unwilling to do this for safety reason or possible physical damage to the roofing system, we will indicate the method used to evaluate them.

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance.

We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed.

We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

<b>Viewed roof from:</b>	<b>Roof-Type:</b>	<b>Roofing material:</b>
Drone	Hip	Concrete Tiles
<b>Sky Light(s):</b>	<b>Chimney (exterior):</b>	<b>Attic Insulation:</b>
None	N/A	Blown
<b>Ventilation:</b>	<b>Roof Structure:</b>	<b>Attic info:</b>
Roof top vents	Conventional framing	Attic access
<b>Method used to observe attic:</b>	<b>Attic Fan:</b>	
Walked	None	

Items

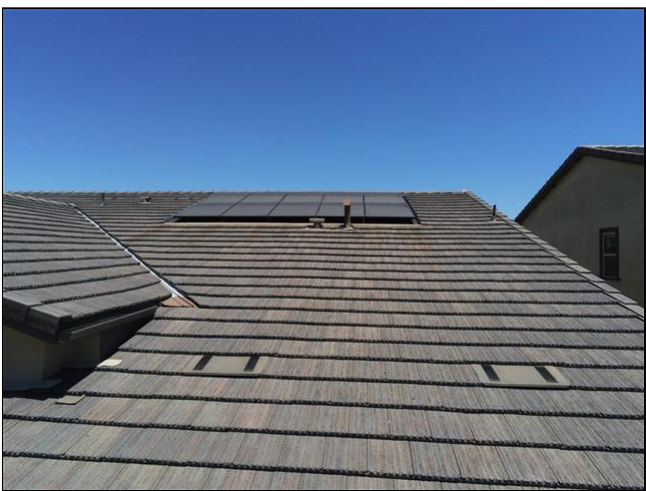
4.0 Roof Coverings

Comments: Inspected

Recommendation-Seasonal maintenance every 3-5 years to include mastic maintenance around all flashing(s) and penetration(s) areas to extend the life of the current materials.



4.0 Item 1



4.0 Item 2



4.0 Item 3



4.0 Item 4

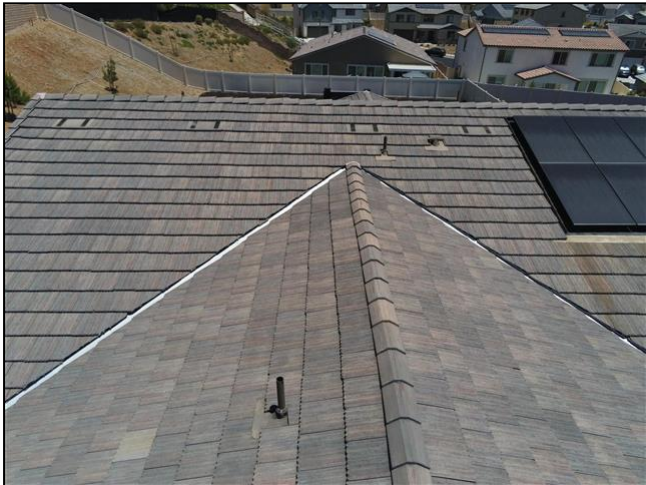


4.0 Item 5

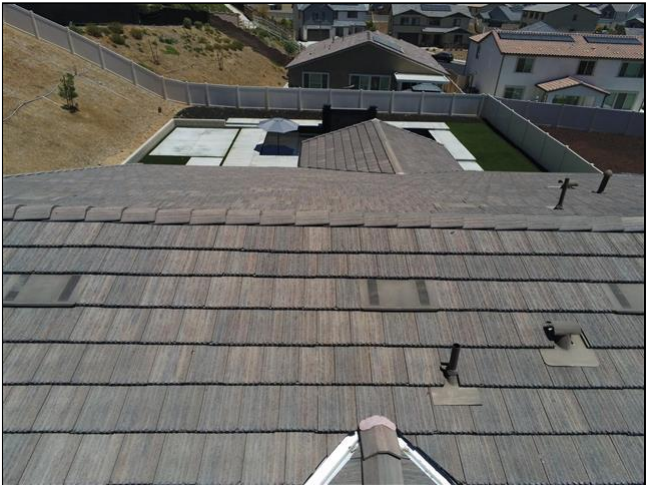


4.0 Item 6





4.0 Item 7



4.0 Item 8



4.0 Item 9



4.0 Item 10



4.0 Item 11

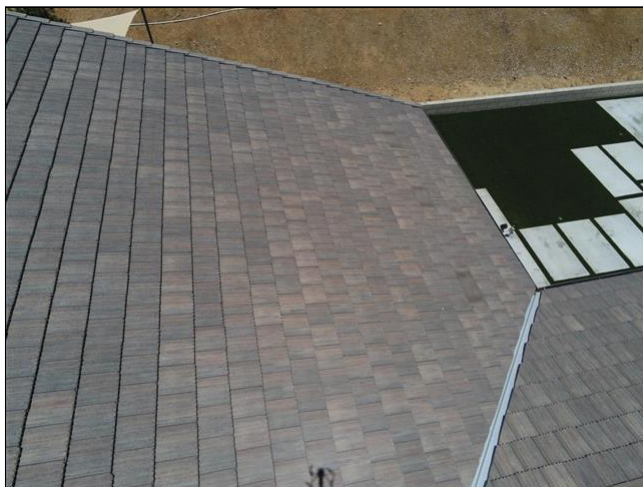


4.0 Item 12





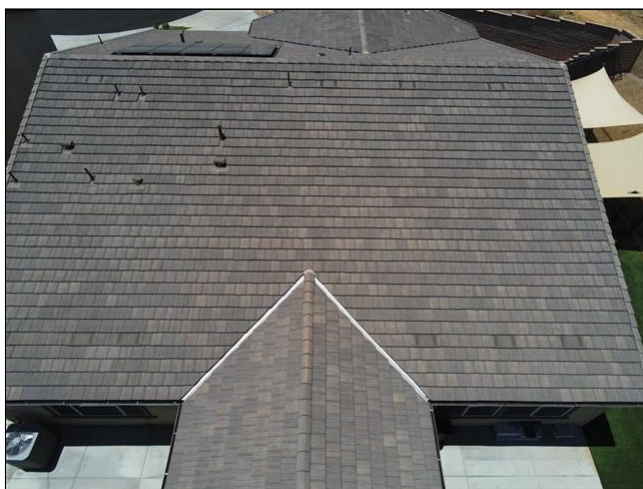
4.0 Item 13



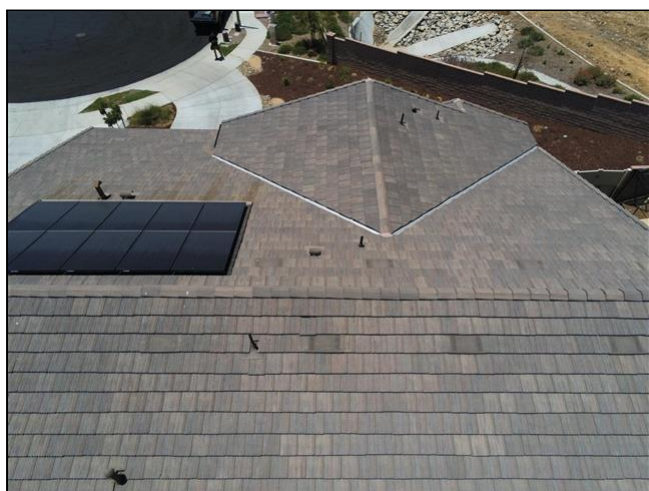
4.0 Item 14



4.0 Item 15



4.0 Item 16



4.0 Item 17

#### 4.1 Flashings

**Comments:** Inspected

#### 4.2 Skylights, Chimneys and Roof Penetrations

**Comments:** Inspected

4.3 Roof Drainage Systems (Gutters/Downspouts)

Comments: Inspected

The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

4.4 Roof Structure and Attic (report leak signs or condensation)

Comments: Inspected

The attic access is located in Master bedroom closet ceiling. Attic was inspected from entering attic. Inspected all areas that were accessible. Some areas not inspected due access limitations. Normal wear at access door-no visible defects. Roof Structure conventional framing is present. Normal wear for age of structure. No visible defects at time of inspection.



4.4 Item 1



4.4 Item 2



4.4 Item 3



4.4 Item 4

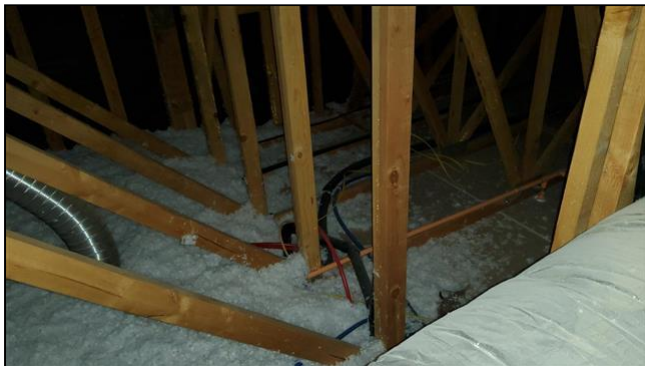


4.4 Item 5



4.4 Item 6





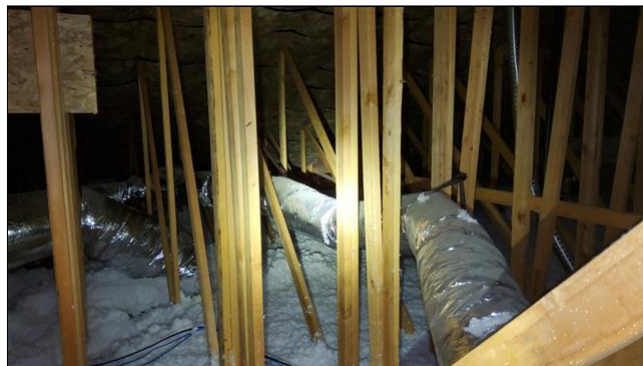
4.4 Item 7



4.4 Item 8



4.4 Item 9



4.4 Item 10



4.4 Item 11

#### 4.5 Ventilation of Roof/Attic/Pest

**Comments:** Inspected

#### 4.6 Whole House Fans and Attic Fans- Thermostatic Controls in Attic

**Comments:** Not Present

#### 4.7 Insulation in Attic

**Comments:** Inspected

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

<b>Foundation:</b> Poured concrete	<b>Wall Structure:</b> Wood	<b>Floor Structure:</b> Concrete
<b>Ceiling Structure:</b> 4" or better		

Items

- 5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)  
Comments: Inspected
- 5.1 Walls (Structural)  
Comments: Inspected
- 5.2 Floors (Structural)  
Comments: Inspected
- 5.3 Ceilings (Structural)  
Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat System Brand: CARRIER	A/C Brand: CARRIER	Energy Source: Gas
Number of Heat Systems (excluding wood): One	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 20x20 14 x 24 x 1 20x30x1	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None	Cooling Equipment Type: Refrigerant, split system.	Cooling Equipment Energy Source: Electricity
Number of AC Only Units: One		

Items

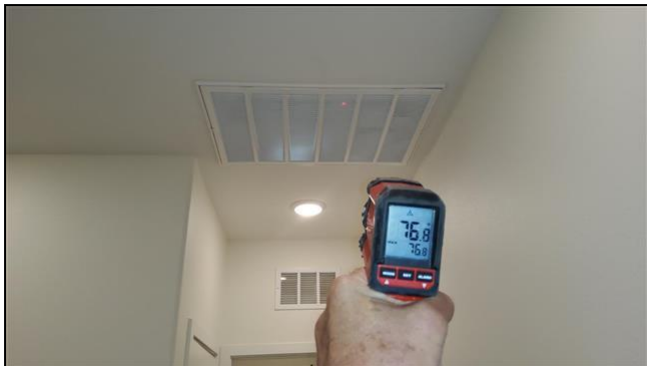
6.0 Outside air Temperatures

Comments: Inspected

6.1 Cooling and Air Handler Equipment

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 76.8 degrees, and the return air temperature was 56.8 degrees. This indicates the range in temperature drop is normal.



6.1 Item 1



6.1 Item 2

6.2 Condensers

Comments: Inspected

A/C condenser responded normally to testing. Air-conditioning output temperatures were good on day of inspection.



6.2 Item 1



6.2 Item 2

6.3 Register(s)

Comments: Inspected

6.4 Presence of Installed Cooling Source in Each Room

Comments: Inspected

6.5 Filter(s)

Comments: Inspected

Filter location (see photo) 20x30x1 14x24x1 20x20x1



6.5 Item 1



6.5 Item 2



6.5 Item 3

6.6 Evaporators

Comments: Inspected



## Quest Property Inspections Inc

Evaporator: Visible areas of the coil box have normal wear at time of inspection. No major visible defects present at time of inspection.



6.6 Item 1

### 6.7 Heating Equipment

**Comments:** Inspected

(1) Output temperatures of the heating system were satisfactory on the day of inspection. Outside Temp at time of inspection.



6.7 Item 1

(2) Heater/Furnace operated at time of inspection. Visible areas of unit have normal wear for age at time of inspection. No major visible defects. Recommend seasonal service and maintenance to extend life of the unit(s).

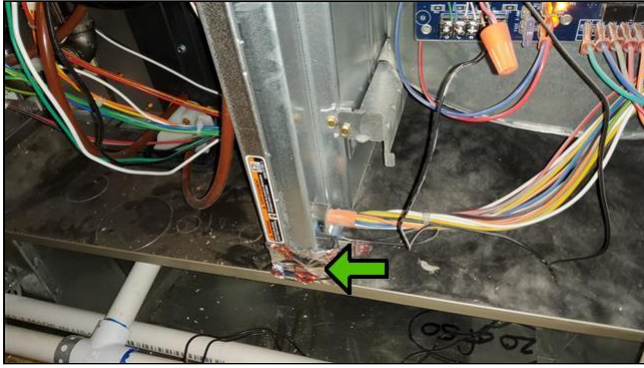


6.7 Item 2

### 6.8 Automatic Safety Controls

**Comments:** Inspected, Repair or Replace

The safety switch did not shut off unit when service door was removed. This is a safety issue and should be repaired. I recommend service or repair unit using a licensed HVAC contractor.



6.8 Item 1

### 6.9 Distribution

**Comments:** Inspected

### 6.10 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

### 6.11 Presence of Installed Heat Source in Each Room

**Comments:** Inspected

### 6.12 Fireplace(s)

**Comments:** Not Present

### 6.13 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

**Comments:** Not Present

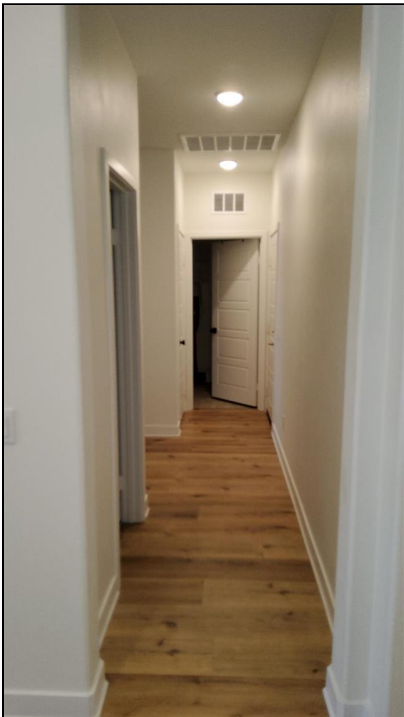
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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.



Styles & Materials

<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board	<b>Floor Covering(s):</b> Tile Laminate flooring
<b>Interior Doors:</b> Hollow core Solid Wood Sliding Glass door Solid framed doors with glass inserts	<b>Window Types:</b> Vinyl Frame Double pain Sliders	

Items

7.0 Occupied

Comments: Inspected

7.1 Ceilings

Comments: Inspected

7.2 Smoke / Carbon Detectors

Comments: Inspected

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

## 7.3 Walls

**Comments:** Inspected

## 7.4 Window Conditions

**Comments:** Inspected

Accessible windows were tested and operated at time of inspections. Recommended general window maintenance / Lubrication and weather tight service. Spray silicone lubricant onto a dry rag or cloth. Wipe the lubricant onto the window's track and along the jamb liner where the sash slides open and closed. Avoid spraying lubricant directly onto the vinyl window. If silicone lubricant gets onto the glass, it can leave a permanent mark that you cannot remove. Spraying directly onto the vinyl can also leave a greasy mess that is difficult to clean.

## 7.5 Doors

**Comments:** Inspected

## 7.6 Hall Closet(s)

**Comments:** Inspected

## 7.7 Cabinets counter(s) Built in's

**Comments:** Inspected

## 7.8 Floor Conditions

**Comments:** Inspected, Recommendations

**Note:** Laminate flooring throughout house buckling / warping. Buckling or warping is almost always as a result of moisture and/or water damage. Laminate flooring is affected by water in a number of ways. High moisture content in the air can sometimes lead to buckling or warping. Excessive water on the surface of the floor can also lead to buckling or warping. For this reason, it is important never to wet mop a laminate floor. Recommended to have a licensed flooring contractor evaluate and make recommendations for repairs.



7.8 Item 1



7.8 Item 2

## 7.9 Outlet's, switches and fixtures

**Comments:** Inspected

A representative number of receptacles and switches were tested and found to be operational at time of inspection. Outlets/switches had normal wear for age of materials. No visible defects.

## 7.10 Interiors general conditions

**Comments:** Inspected

Interior General conditions: Floor, walls and ceilings were in satisfactory condition overall.



8. Dining Room



Styles & Materials

<b>Ceiling:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board	<b>Floor Covering(s):</b> Laminate flooring
<b>Interior Doors:</b> Sliding glass door	<b>Window Types:</b> Sliders	

Items

- 8.0 Ceilings  
Comments: Inspected
- 8.1 Walls  
Comments: Inspected
- 8.2 Outlet's, switches and fixtures  
Comments: Inspected
- 8.3 Doors (representative number)  
Comments: Inspected
- 8.4 Windows (representative number)  
Comments: Not Present
- 8.5 Cabinets counter(s) Built in's  
Comments: Not Present
- 8.6 Floors  
Comments: Inspected
- 8.7 Dining room general conditions  
Comments: Inspected  
Dinning room General conditions: Floor, walls and ceilings were in satisfactory condition overall.

9. Family Room



Styles & Materials

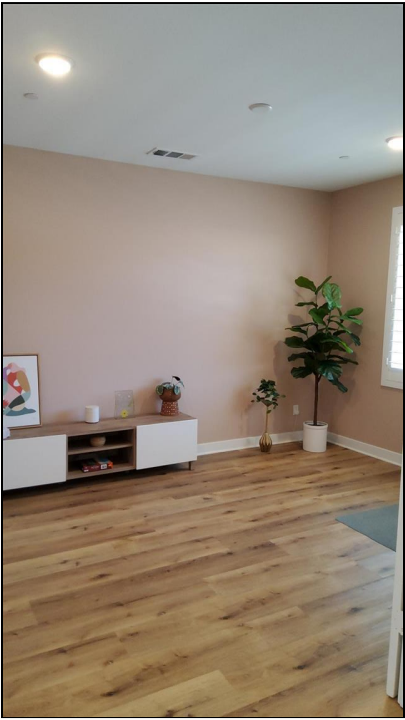
<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board	<b>Floor Covering(s):</b> Laminate flooring
<b>Interior Doors:</b> Sliding glass door	<b>Window Types:</b> Sliders	

Items

- 9.0 Ceilings  
Comments: Inspected
- 9.1 Smoke / Carbon Detectors  
Comments: Not Present
- 9.2 Walls  
Comments: Inspected
- 9.3 Outlet's, switches and fixtures  
Comments: Inspected
- 9.4 Doors (representative number)  
Comments: Inspected
- 9.5 Windows (representative number)  
Comments: Inspected
- 9.6 Cabinets counter(s) Built in's  
Comments: Not Present
- 9.7 Floors  
Comments: Inspected
- 9.8 Fireplace(s)  
Comments: Not Present
- 9.9 Family room general conditions  
Comments: Inspected  
Family room General conditions: Floor, walls and ceilings were in satisfactory condition overall.

10. Office

The home inspector shall observe bathroom components consisting of: Walls, Ceiling, Floor, Window(s), Counter(s) and a representative number of installed cabinets, a representative number of doors and Windows, Switches, Light fixtures, Exhaust Fan(s), a representative number of Outlets, and operation of GFCI (Ground Fault Circuit Interrupters), Plumbing, Drains, Faucets, Sinks, Bathtub(s), Shower(s), Toilet, Mirror(s), Accessories, Shower/ Bathtub enclosures and/or doors. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Laminate Flooring

Interior Doors:

Glass insert doors

Window Types:

Sliders

Items

10.0 Ceilings

Comments: Inspected

10.1 Smoke / Carbon monoxide detector

Comments: Inspected

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

10.2 Walls

Comments: Inspected

10.3 Windows (representative number)

Comments: Inspected

10.4 Doors (representative number)

Comments: Inspected

10.5 Floors

Comments: Inspected

10.6 Outlet's, switches and fixtures

Comments: Inspected

**10.7 Office wardrobe door**

**Comments:** Not Present

**10.8 General condition**

**Comments:** Inspected

Office overall conditions: The floor, walls and ceiling were in satisfactory condition.

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Kitchen / Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Styles & Materials

<b>Ceiling Materials:</b> Gypsum Board	<b>Window Types:</b> Sliders	<b>Interior Doors:</b> None
<b>Walls:</b> Drywall Back Splash Granite	<b>Dishwasher Brand:</b> GENERAL ELECTRIC	<b>Disposer Brand:</b> IN SINK ERATOR
<b>Oven:</b> GENERAL ELECTRIC	<b>Built in Microwave:</b> GENERAL ELECTRIC	<b>Exhaust/Range hood:</b> VENTED
<b>Trash Compactors:</b> NONE	<b>Cabinetry:</b> Wood	<b>Countertop:</b> Granite
<b>Sink:</b> Stainless Steel		

Items

<b>11.0 Ceiling</b> Comments: Inspected
<b>11.1 Walls</b> Comments: Inspected
<b>11.2 Windows</b> Comments: Inspected
<b>11.3 Doors</b> Comments: Not Present
<b>11.4 Floors</b> Comments: Inspected
<b>11.5 Outlets, Switches and Fixtures</b> Comments: Inspected
<b>11.6 Counters and Cabinets (representative number)</b> Comments: Inspected
<b>11.7 Pantry</b> Comments: Inspected

## 11.8 Kitchen Sink

**Comments:** Inspected

Fixture(s) operated at time of inspection. Existing fixtures are worn-typical for age of materials. Drain stopper(s) operated at time of inspection. Hot water- Temps at 117.5 degrees, recommended adjusting the temperature at the water heater.



11.8 Item 1

## 11.9 Food Waste Disposer

**Comments:** Inspected

The garbage disposal was in satisfactory condition at time of inspection.

## 11.10 Dishwasher

**Comments:** Inspected

The dishwasher(s) were functional at time of inspection. The dishwasher were run through a full cycle. There were no defects or deficiencies to report at time of inspection.

## 11.11 Trash Compactor

**Comments:** Not Present

## 11.12 Ranges/Ovens/Cooktops

**Comments:** Inspected

The cooktop/oven was fully tested and found to be in satisfactory condition at time of inspection.

## 11.13 Range Hood (s)

**Comments:** Inspected

The vent hood was in satisfactory condition.

## 11.14 A pot filler is a faucet located on the backsplash over your range or cooktop

**Comments:** Not Inspected

## 11.15 Microwave Cooking Equipment

**Comments:** Inspected

The built-in microwave was tested and found to be in satisfactory condition on the day of inspection.

## 11.16 Refrigerator / Freezer / Ice maker

**Comments:** Inspected

The refrigerator was in satisfactory condition.



11.16 Item 1



11.16 Item 2

### 11.17 Wine Refrigerator

**Comments:** Not Present

### 11.18 Ice maker

**Comments:** Not Present

### 11.19 Kitchen general conditions

**Comments:** Inspected

Kitchen General conditions: Floor, walls and ceilings were in satisfactory condition overall.

---

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Laundry Room



Styles & Materials

Ceiling Materials:

Gypsum Board

Floor Covering(s):

Vinyl

Gas / Electric / Both:

Gas

Wall Material:

Gypsum Board

Interior Doors:

Wood

Exhaust Fans:

Fan only

Counter and Cabinets:

Wood

Window Types:

None

Items

12.0 Laundry location

Comments: Inspected

12.1 Exhaust fan

Comments: Inspected

12.2 Ceilings

Comments: Inspected

12.3 Walls

Comments: Inspected

12.4 Windows (representative number)

Comments: Not Present

12.5 Floors

Comments: Inspected

12.6 Doors (representative number)

Comments: Inspected

12.7 Outlets, Switches and Fixtures

Comments: Inspected



## Quest Property Inspections Inc

### 12.8 Laundry Sink

**Comments:** Not Present

### 12.9 Counters and cabinets (Representative number)

**Comments:** Inspected

### 12.10 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected

### 12.11 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Inspected

### 12.12 Clothes Dryer Vent Piping

**Comments:** Inspected, Recommendations

Recommended to have dryer vent line cleaned out before hooking up appliance (dryer)

### 12.13 Laundry water connection(s)

**Comments:** Inspected

Laundry connections were in satisfactory condition.

### 12.14 Washing machine /Dryer hook up

**Comments:** Inspected

### 12.15 Laundry room general conditions

**Comments:** Inspected

Laundry room General conditions: Floor, walls and ceilings were in satisfactory condition overall.

13. Garage

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage.



Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Metal	LIFT-MASTER
Windows:		
None		

Items

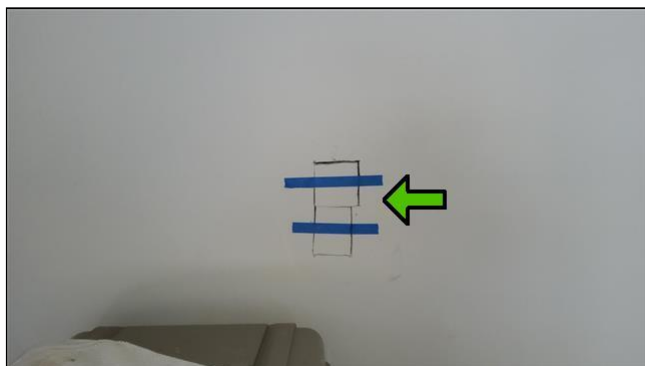
13.0 Occupied

Comments: Inspected

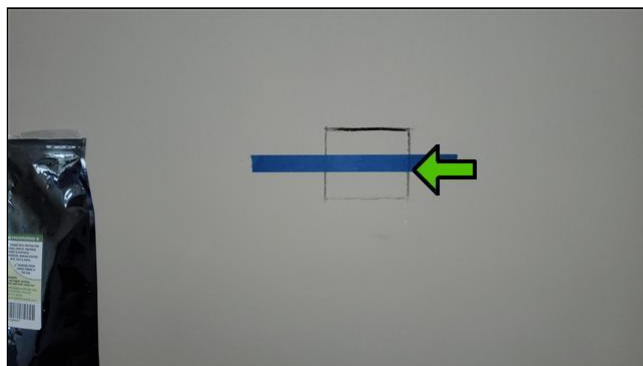
13.1 Garage Firewalls & Firewall ceiling

Comments: Inspected, Repair or Replace

Cut-out(s) Noted on garage ceiling/walls causing breach in the Firewall & Ceiling. All Drywall breaches in the Firewall (s) & Firewall ceiling(s) must be patched. **All drywall seams to be properly sealed with drywall compound, and small holes and penetrations must be filled with fire caulking.** Recommended to have repaired by a qualified licensed contractor.



13.1 Item 1



13.1 Item 2

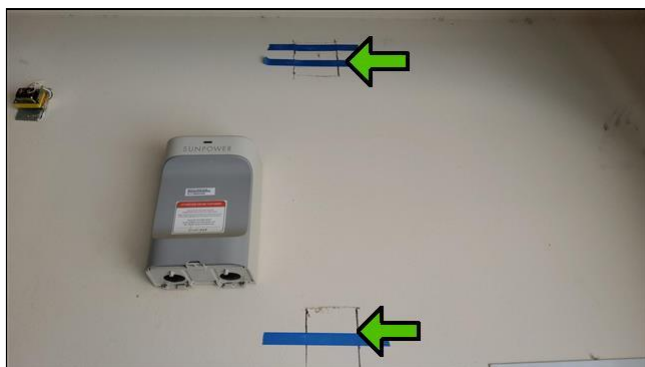
### 13.2 Garage Ceilings

Comments: Inspected

### 13.3 Garage Walls (including Firewall Separation)

Comments: Inspected, Recommendations

The sheetrock on the wall is damaged at the garage. This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.



13.3 Item 1

### 13.4 Window materials & types

Comments: Not Present

### 13.5 Garage Floor

Comments: Inspected

### 13.6 Occupant Door (from garage to inside of home)

Comments: Inspected

### 13.7 Counters and Cabinets (representative number)

Comments: Not Present

### 13.8 Metal sectional

Comments: Inspected

### 13.9 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

### 13.10 Garage door reverse safety status

Comments: Inspected

## Quest Property Inspections Inc

### 13.11 Garage door hinges & Springs

**Comments:** Inspected

### 13.12 Garage sink

**Comments:** Not Present

### 13.13 outlets, switches and fixture's

**Comments:** Inspected

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The garage of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report

14. Water Heater



Styles & Materials

<b>WH Manufacturer Information:</b>	<b>Water Heater Power Source:</b>	<b>Water Heater Capacity:</b>
Rinnai	Electric Gas	Tankless
<b>Water Heater Location:</b>		
Garage		

Items

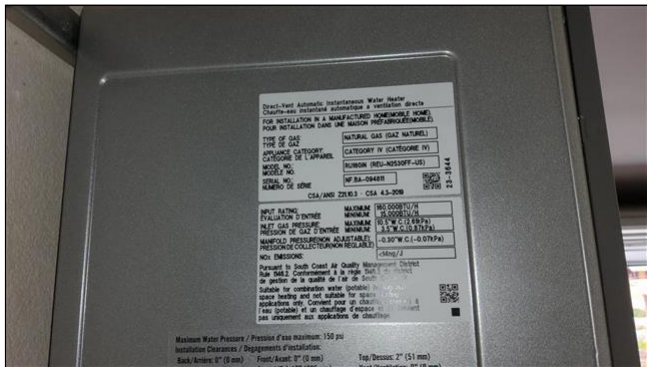
14.0 Water Heater general conditions:

Comments: Inspected

14.1 Water Heater ID plate

Comments: Inspected

Photo of Information plate:



14.1 Item 1

14.2 Water heater model number:

Comments: Inspected



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Water Heater model number: RU16OiN

### **14.3 Water Heater year manufactured**

**Comments:** Not Present

### **14.4 Water Heater venting:**

**Comments:** Inspected

### **14.5 Water Heater Temp relief valve:**

**Comments:** Inspected

### **14.6 Water Heater plumbing material:**

**Comments:** Inspected

### **14.7 Water heater overflow line:**

**Comments:** Inspected

### **14.8 Water Heater bollard:**

**Comments:** Not Present

### **14.9 Water Heater Seismic strapped:**

**Comments:** Inspected

### **14.10 Water Heater Temp:**

**Comments:** Inspected

### **14.11 Electrical power and outlet(s):**

**Comments:** Inspected

### **14.12 Hot Water Systems, Controls, Chimneys, Flues and Vents**

**Comments:** Inspected

### **14.13 Sediment Leg**

**Comments:** Inspected

### **14.14 Tankless water heater**

**Comments:** Inspected

### **14.15 Expansion Tank**

**Comments:** Inspected

15. Master Bedroom

The home inspector shall observe bathroom components consisting of: Walls, Ceiling, Floor, Window(s), Counter(s) and a representative number of installed cabinets, a representative number of doors and Windows, Switches, Light fixtures, Exhaust Fan(s), a representative number of Outlets, and operation of GFCI (Ground Fault Circuit Interrupters), Plumbing, Drains, Faucets, Sinks, Bathtub(s), Shower(s), Toilet, Mirror(s), Accessories, Shower/ Bathtub enclosures and/or doors. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board	<b>Floor Covering(s):</b> Laminated
<b>Interior Doors:</b> Wood	<b>Window Types:</b> Sliders	

Items

- 15.0 Ceilings  
Comments: Inspected
- 15.1 Smoke / Carbon monoxide detector  
Comments: Inspected  
The smoke detector should be tested at common hallway to bedrooms upon moving in to home.
- 15.2 Walls  
Comments: Inspected
- 15.3 Windows (representative number)  
Comments: Inspected
- 15.4 Doors (representative number)  
Comments: Inspected
- 15.5 Floors  
Comments: Inspected
- 15.6 Outlets, Switches and Fixtures  
Comments: Inspected

### 15.7 Closet(s)

**Comments:** Inspected

### 15.8 Bedroom wardrobe door(s)

**Comments:** Inspected

### 15.9 Bedroom general condition

**Comments:** Inspected

Bedroom General conditions: Floor, walls and ceilings were in satisfactory condition overall.

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

16. Master Bath

The home inspector shall observe bathroom components consisting of: Walls, Ceiling, Floor, Window(s), Counter(s) and a representative number of installed cabinets, a representative number of doors and Windows, Switches, Light fixtures, Exhaust Fan(s), a representative number of Outlets, and operation of GFCI (Ground Fault Circuit Interrupters), Plumbing, Drains, Faucets, Sinks, Bathtub(s), Shower(s), Toilet, Mirror(s), Accessories, Shower/ Bathtub enclosures and/or doors. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

<b>Countertop:</b> Composite	<b>Cabinetry:</b> Wood	<b>Window Types:</b> Sliders
<b>Interior Doors:</b> Wood	<b>Floor Covering(s):</b> Tile	<b>Wall Material:</b> Gypsum Board Tile
<b>Ceiling Materials:</b> Gypsum Board	<b>Exhaust Fans:</b> Fan only	

Items

- 16.0 Ceiling
  - Comments: Inspected
- 16.1 Exhaust fan
  - Comments: Inspected
- 16.2 Outlets, Switches and Fixtures
  - Comments: Inspected
- 16.3 Walls
  - Comments: Inspected
- 16.4 Tile walls
  - Comments: Inspected
- 16.5 Floors
  - Comments: Inspected

### 16.6 Doors

**Comments:** Inspected

### 16.7 Windows

**Comments:** Inspected

### 16.8 Counters and Cabinets (representative number)

**Comments:** Inspected

### 16.9 Bathroom Sink & Faucet

**Comments:** Inspected

Sink and Faucets were tested and functional.

### 16.10 Toilets

**Comments:** Inspected

Toilet(s) Tested and operational at time of inspection using normal fixture controls. Flush test performed and operated normal. Toilet has normal wear for age at time of inspection. No major visible defects noted. No visible leaking at time of inspection.

### 16.11 Shower/Tub

**Comments:** Inspected

The shower (fixture) was tested and operated using normal fixture controls.

### 16.12 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected

### 16.13 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Inspected

### 16.14 Mirror(s) & Medicine Cabinets

**Comments:** Inspected

### 16.15 Overall condition of bathroom

**Comments:** Inspected

Bathroom overall conditions: The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies

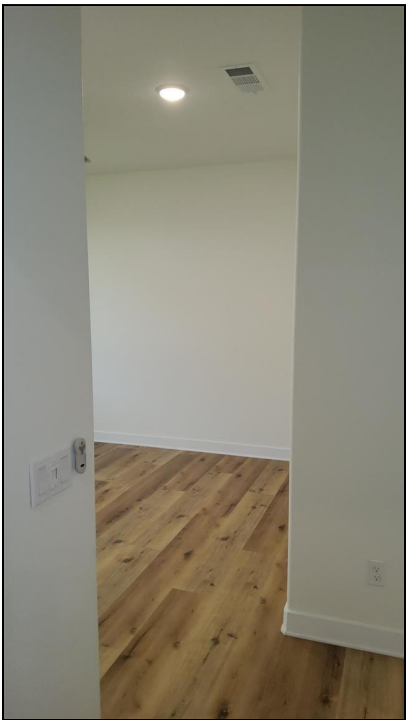
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The bathroom(s) in the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



17. Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

<b>Wall Material:</b> Gypsum Board	<b>Ceiling Materials:</b> Gypsum Board	<b>Floor Covering(s):</b> Laminate Flooring
<b>Interior Doors:</b> Wood	<b>Window Types:</b> Sliders	

Items

- 17.0 Ceilings
  - Comments: Inspected
- 17.1 Smoke / Carbon monoxide detector
  - Comments: Inspected
  - The smoke detector should be tested at common hallway to bedrooms upon moving in to home.
- 17.2 Walls
  - Comments: Inspected
- 17.3 Windows (representative number)
  - Comments: Inspected
- 17.4 Doors (representative number)
  - Comments: Inspected
- 17.5 Floors
  - Comments: Inspected
- 17.6 Outlets, Switches and Fixtures
  - Comments: Inspected

### 17.7 Closet(s)

**Comments:** Inspected

### 17.8 Bedroom wardrobe door(s)

**Comments:** Inspected, Repair or Replace

Wardrobe bottom door glide was missing. This allows the wardrobe doors to swing freely. Swinging doors may fall from the header rail and cause injury to the occupant. Safety concern.



17.8 Item 1

### 17.9 Bedroom general condition

**Comments:** Inspected

Bedroom General condition: Bedroom was satisfactory.

---

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18. Bedroom

The home inspector shall observe bathroom components consisting of: Walls, Ceiling, Floor, Window(s), Counter(s) and a representative number of installed cabinets, a representative number of doors and Windows, Switches, Light fixtures, Exhaust Fan(s), a representative number of Outlets, and operation of GFCI (Ground Fault Circuit Interrupters), Plumbing, Drains, Faucets, Sinks, Bathtub(s), Shower(s), Toilet, Mirror(s), Accessories, Shower/ Bathtub enclosures and/or doors. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board	<b>Floor Covering(s):</b> Laminate Flooring
<b>Interior Doors:</b> Wood	<b>Window Types:</b> Sliders	

Items

- 18.0 Ceilings  
Comments: Inspected
- 18.1 Smoke / Carbon monoxide detector  
Comments: Inspected  
The smoke detector should be tested at common hallway to bedrooms upon moving in to home.
- 18.2 Walls  
Comments: Inspected
- 18.3 Windows (representative number)  
Comments: Inspected
- 18.4 Doors (representative number)  
Comments: Inspected
- 18.5 Floors  
Comments: Inspected
- 18.6 Outlets, Switches and Fixtures  
Comments: Inspected

### 18.7 Closet(s)

**Comments:** Inspected

### 18.8 Bedroom wardrobe door(s)

**Comments:** Inspected

### 18.9 Bedroom general condition

**Comments:** Inspected

Bedroom General conditions: Floor, walls and ceilings were in satisfactory condition overall.

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

19. Full Bath

The home inspector shall observe bathroom components consisting of: Walls, Ceiling, Floor, Window(s), Counter(s) and a representative number of installed cabinets, a representative number of doors and Windows, Switches, Light fixtures, Exhaust Fan(s), a representative number of Outlets, and operation of GFCI (Ground Fault Circuit Interrupters), Plumbing, Drains, Faucets, Sinks, Bathtub(s), Shower(s), Toilet, Mirror(s), Accessories, Shower/ Bathtub enclosures and/or doors. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

<b>Countertop:</b> Composite	<b>Cabinetry:</b> Wood	<b>Window Types:</b> None
<b>Interior Doors:</b> Wood	<b>Floor Covering(s):</b> Vinyl	<b>Wall Material:</b> Gypsum Board
<b>Ceiling Materials:</b> Gypsum Board	<b>Exhaust Fans:</b> Fan only	

Items

- 19.0 Ceiling
  - Comments: Inspected
- 19.1 Exhaust fan
  - Comments: Inspected
- 19.2 Outlets, Switches and Fixtures
  - Comments: Inspected
- 19.3 Walls
  - Comments: Inspected
- 19.4 Tile walls
  - Comments: Not Present
- 19.5 Floors
  - Comments: Inspected



### 19.6 Doors

**Comments:** Inspected

### 19.7 Windows

**Comments:** Not Present

### 19.8 Counters and Cabinets (representative number)

**Comments:** Inspected

### 19.9 Bathroom Sink & Faucet

**Comments:** Inspected

Sink and Faucets were tested and functional.

### 19.10 Toilets

**Comments:** Inspected, Recommendations

The toilet is loose at floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



19.10 Item 1

### 19.11 Shower/Tub

**Comments:** Inspected

The shower (fixture) was tested and operated using normal fixture controls.

### 19.12 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected

### 19.13 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Inspected

### 19.14 Mirror(s) & Medicine Cabinets

**Comments:** Inspected

### 19.15 Overall condition of bathroom

**Comments:** Inspected

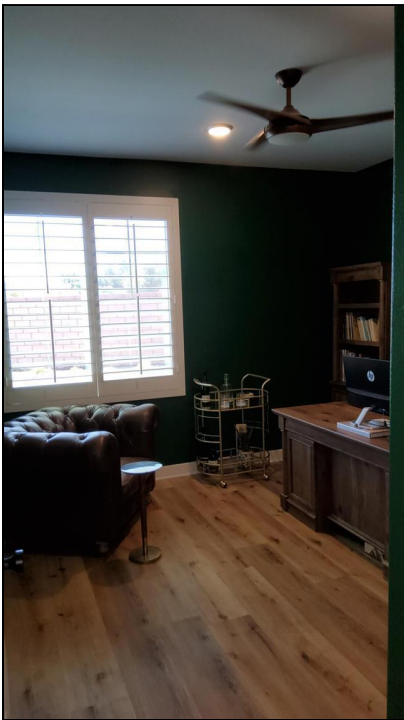
Bathroom overall conditions: The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies

---

The bathroom(s) in the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

20. Bedroom

The home inspector shall observe bathroom components consisting of: Walls, Ceiling, Floor, Window(s), Counter(s) and a representative number of installed cabinets, a representative number of doors and Windows, Switches, Light fixtures, Exhaust Fan(s), a representative number of Outlets, and operation of GFCI (Ground Fault Circuit Interrupters), Plumbing, Drains, Faucets, Sinks, Bathtub(s), Shower(s), Toilet, Mirror(s), Accessories, Shower/ Bathtub enclosures and/or doors. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board	<b>Floor Covering(s):</b> Laminate Flooring
<b>Interior Doors:</b> Hollow core	<b>Window Types:</b> Sliders	

Items

- 20.0 Ceilings  
Comments: Inspected
- 20.1 Smoke / Carbon monoxide detector  
Comments: Inspected  
The smoke detector should be tested at common hallway to bedrooms upon moving in to home.
- 20.2 Walls  
Comments: Inspected
- 20.3 Windows (representative number)  
Comments: Inspected
- 20.4 Doors (representative number)  
Comments: Inspected
- 20.5 Floors  
Comments: Inspected
- 20.6 Outlets, Switches and Fixtures  
Comments: Inspected

### 20.7 Closet(s)

**Comments:** Inspected

### 20.8 Bedroom wardrobe door(s)

**Comments:** Inspected

### 20.9 Bedroom general condition

**Comments:** Inspected

Bedroom General conditions: Floor, walls and ceilings were in satisfactory condition overall.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

21. Half Bath

The home inspector shall observe bathroom components consisting of: Walls, Ceiling, Floor, Window(s), Counter(s) and a representative number of installed cabinets, a representative number of doors and Windows, Switches, Light fixtures, Exhaust Fan(s), a representative number of Outlets, and operation of GFCI (Ground Fault Circuit Interrupters), Plumbing, Drains, Faucets, Sinks, Bathtub(s), Shower(s), Toilet, Mirror(s), Accessories, Shower/ Bathtub enclosures and/or doors. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

<b>Countertop:</b> None	<b>Cabinetry:</b> None	<b>Window Manufacturer:</b> None
<b>Window Types:</b> None	<b>Interior Doors:</b> Wood	<b>Floor Covering(s):</b> Vinyl
<b>Wall Material:</b> Gypsum Board	<b>Ceiling Materials:</b> Gypsum Board	<b>Exhaust Fans:</b> Fan only

Items

- 21.0 Ceiling
  - Comments: Inspected
- 21.1 Exhaust fan
  - Comments: Inspected
- 21.2 Outlets, Switches and Fixtures
  - Comments: Inspected
- 21.3 Walls
  - Comments: Inspected
- 21.4 Tile walls
  - Comments: Not Present
- 21.5 Floors
  - Comments: Inspected

### 21.6 Doors

**Comments:** Inspected

### 21.7 Windows

**Comments:** Not Present

### 21.8 Counters and Cabinets (representative number)

**Comments:** Not Present

### 21.9 Bathroom Sink & Faucet

**Comments:** Inspected

Sink and Faucets were tested and functional.

### 21.10 Toilets

**Comments:** Inspected

Toilet(s) Tested and operational at time of inspection using normal fixture controls. Flush test performed and operated normal. Toilet has normal wear for age at time of inspection. No major visible defects noted. No visible leaking at time of inspection.

### 21.11 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected

### 21.12 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Inspected

### 21.13 Mirror(s) & Medicine Cabinets

**Comments:** Inspected

### 21.14 Overall condition of bathroom

**Comments:** Inspected

Bathroom overall conditions: The floor, walls and ceiling were in satisfactory condition.

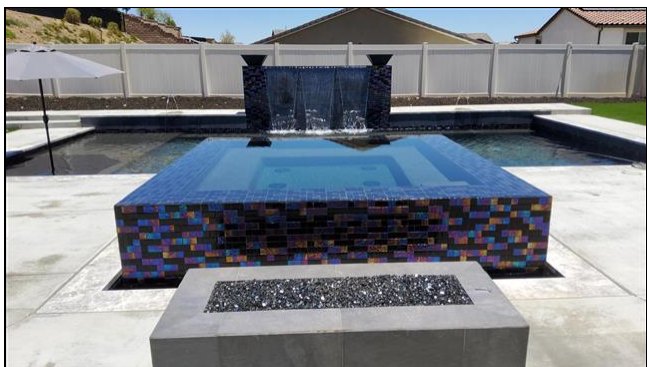
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The bathroom(s) in the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



22. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.



## Styles & Materials

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**Wall Material:**

Pebble Tec

**Style:**

In ground

**Shape:**

Rectangle

**Electrical Service Conductors:**

Below ground

**Panel Capacity:**

Adequate

**Panel Type:**

Circuit breakers

GFCI Breakers

**Electric Panel Manufacturer:**

Aqualink

Eaton

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

## Items

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### 22.0 Water Conditions

**Comments:** Inspected

Clear on day of inspection

### 22.1 Operational Condition of Pool / Spa

**Comments:** Inspected

Visible areas have normal wear for age of equipment and pool & Spa. No major visible defects and no visible leaking found at time of inspection.

### 22.2 Surface Walls and Floor of Pool / Spa

**Comments:** Inspected, Yes

Tile: Normal wear for age at time of inspection. No major visible defects noted on day of inspection. Recommend regular grout and sealer maintenance.

### 22.3 Pool coping

**Comments:** Inspected, Yes

Normal wear for age at time of inspection. No visible defects. Recommend regular mortar/masonry/maintenance.

### 22.4 Walkways, and Patio Decks

**Comments:** Inspected, Yes

### 22.5 Permanent Accessories Condition

**Comments:** Inspected, Yes

### 22.6 Pumps for Circulation of Water

**Comments:** Inspected, Yes

Pump operated on day of inspection. .



22.6 Item 1

### 22.7 Pumps for Vacuum or Cleaning

**Comments:** Inspected, Yes

Pump operated on day of inspection.

### 22.8 Pool filters and pressure Gage

**Comments:** Inspected, Yes

Good pressure at time of inspection.



22.8 Item 1

### 22.9 Pool / Spa Heaters & Pool Equipment

**Comments:** Inspected, Yes

Pool Heater type: Natural gas. Operated on day of inspection.



22.9 Item 1

### 22.10 Verify the Electrical outlet (s) and any Lighting for Pools is on a Ground Fault Circuit (GFCI)

**Comments:** Inspected, Yes

### 22.11 Pool and Spa lights

**Comments:** Inspected, Yes

Pool light(s) Tested and functional at time of inspection.

### 22.12 Overflow Skimmers and Drains

**Comments:** Inspected, Yes

Skimmers and basket: Operated on the day of the inspection. Normal wear for age of system, No major visible defects at time of inspection.

### 22.13 Chemicals for Pool (Capable of being stored with a lock)

**Comments:** Inspected, Yes

### 22.14 Does Pool / Spa have any rescue equipment?

**Comments:** Inspected, No

### 22.15 Do Steps and ladders exist on both sides of the pool?

**Comments:** Inspected, Yes

### 22.16 Is the Pool depth marked on outside area of Pool?

**Comments:** Not Present

### 22.17 Is there a depth of at least eight feet to allow for safe diving?

**Comments:** Not Inspected



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Depth not inspected, caution depth needs to be at least 8 feet for diving.

**22.18 Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?**

**Comments:** Inspected, No

**22.19 Is the pool fenced?**

**Comments:** Inspected, Yes

**22.20 Does the fence have a self closing latch and a lock on door?**

**Comments:** Inspected, Yes, Repair or Replace

**Gate(s) not self closing and latching. Needs to be serviced: Location**



22.20 Item 1

**22.21 Can someone climb the fence by the use of personal items or structures against fence?**

**Comments:** Inspected, No

**22.22 Does the door latch height and location attempt to make difficult for young children to reach?**

**Comments:** Inspected, Yes

**22.23 Are Electric Lights Secure?**

**Comments:** Inspected, Yes

**22.24 Water Level should be within inches from Rim to allow an easier climb out.**

**Comments:** Inspected, Yes

**22.25 Pool Design at waters edge should not include protrusions that could injure swimmer**

**Comments:** Inspected, Yes

**22.26 Does the surface around pool encourage drainage away from pool?**

**Comments:** Inspected, Yes

**22.27 Sub panel condition**

**Comments:** Inspected

Normal wear for age at time of inspection- No viable defects.

**22.28 Ca Pool Safty Act Requirements**

**Comments:** Inspected, Repair or Replace

**A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: [http://www.ihf.org/foryourhealth/article\\_children.html](http://www.ihf.org/foryourhealth/article_children.html)**

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.





INVOICE

Quest Property Inspections Inc  
1240 E Ontario Ave Suite 102-217  
Corona, CA 92881 US  
909-519-3528  
Inspected By: R. Kevin Shirk

Inspection Date: Invalid DateTime  
Report ID:

Customer Info:	Inspection Property:
Sample Report	
Customer's Real Estate Professional:	

Inspection Fee:			
Service	Price	Amount	Sub-Total
Inspection Fee	0.00	1	0.00
Pool / Spa Inspection - with Home Inspection	0.00	1	0.00
			Tax \$0.00
			Total Price \$0.00

Payment Method:  
Payment Status:  
Note:



**Quest Property Inspections Inc**

**R. Kevin Shirk**

**1240 E Ontario Ave Suite 102-217  
Corona, CA 92881 US  
909-519-3528**

