

PAGE 2 KEY TO THE MATRIX INSPECTION REPORT

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. The reason an item is "significantly deficient" will be checked within the body of the report. Review these findings and take recommended actions before close of the transaction. **Please read the entire report for all items checked.**

NOTICE: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

Symbol Key

* Items that have an (*) Asterisk next to them: This item or component warrants additional attention, repair or monitoring.



① Items that have a (①) Circled Number next to them. The Circled Numbers are defined as follows:

- ① Recommend further review by a qualified licensed civil, structural or geotechnical engineer.
- ② Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- ③ Recommend further review for the presence of any wood destroying pests or organisms by a qualified Pest Inspector.
- ④ This item is a safety hazard - correction is needed
- ⑤ Upgrades are recommended for safety enhancement. This building may have been built before the era of current safety standards.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE

I have read and understand the Key to the Matrix Inspection Report. Client's Initials _____

Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials _____ Representative/Agent's Initials _____

PRESENT DURING THE INSPECTION: Seller Seller's agent Buyer Buyer's agent Buyer did not attend full inspection

INSPECTION DATE: _____ START TIME: _____ COMPLETION TIME: _____ INSPECTOR: _____

WEATHER CONDITIONS: DRY RAIN TODAY/RECENTLY SNOW _____ inches

Approximate temperature during inspection _____

PROPERTY INFORMATION:

Single family Duplex Triplex Fourplex # _____ Residential Units Condominium
 Townhome Commercial Industrial _____
 Occupied Vacant Partial furnishings BUILDING FACES: N S E W _____

Approximate age of building: _____ Stated by: _____ Unknown

Approximate age of roof: _____ Stated by: _____ Unknown

Additions / Alterations: _____ **NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.**

PAGES INCLUDED WITH THIS REPORT:

OPTIONAL PAGES WILL BE CHECKED IF INCLUDED

Page 1 CONTRACT
 Page 2 KEY TO REPORT
 Page 3 GROUNDS
 Page 4 EXT/FOUNDATION
 Page 5 ROOF
 Page 6 PLUMBING
 Page 7 HEATING
 Page 8 ELECTRICAL/COOLING
 Page 9 INTERIOR
 Page 10 GARAGE
 Page 11 KITCHEN
 Page 12 BATHROOMS

Page P/S POOL / SPA EQUIPMENT
 Page R/O REPORT OVERVIEW
 Page SOP STANDARDS OF PRACTICE
 Page G/N GENERAL NOTES
 Page _____
 Page _____

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY[IES] IDENTIFIED ON THE CONTRACT PAGE # 1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

WHITE COPY = CLIENT / YELLOW COPY = INSPECTOR / PINK COPY = AGENT / GOLDENROD COPY = SELLER