

## INSPECTION ADDENDUM

1. THIS LIMITED VISUAL STRUCTURAL AND MECHANICAL INSPECTION DOES NOT INCLUDE ENVIRONMENTAL, MOLD/MILDEW OR AIRBORNE CONTAMINATES TESTING. **ENVIRONMENTAL TESTING PRIOR TO CLOSING BY A CERTIFIED TESTING COMPANY, INDUSTRIAL HYGIENE EXPERT OR OTHER INDOOR AIR QUALITY EXPERT IS HIGHLY RECOMMENDED FOR HEALTH SAFETY.**

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|--|---|
| <input type="checkbox"/> HOUSE BUILT BEFORE 1978                                   | <input type="checkbox"/> TOILET LOOSE ON THE FLOOR  |
| <input type="checkbox"/> A/C DUCT WORK HAS UNKNOWN INSULATION MATERIAL             | <input type="checkbox"/> BLUE/GRAY SPOTS OF UNKNOWN MATERIAL IN THE SHOWER(S), TUB(S), SINK(S)  |
| <input type="checkbox"/> A/C EVAPORATOR DIRTY                                      | <input type="checkbox"/> BLUE/GRAY SPOTS OF UNKNOWN MATERIAL ON CEILINGS, FLOORS, CARPET, OTHER |
| <input type="checkbox"/> DUCT WORK OR RETURN IS DIRTY                              | <input type="checkbox"/> EXCESSIVE MOISTURE IN THE WALLBOARD                                    |
| <input type="checkbox"/> WATER STAINS OR WATER PENETRATION AT THE WINDOWS OR DOORS | <input type="checkbox"/> MOLD/MILDEW TYPE SMELL NOTED IN THE TOP TOILET TANK(S)                 |
| <input type="checkbox"/> WATER UNDER VINYL FLOORING                                | <input type="checkbox"/> WET/DAMAGED EXTERIOR SIDING/TRIM                                       |
| <input type="checkbox"/> PLUMBING LEAKS  | <input type="checkbox"/> STUCCO/EIFS/SIMULATED STUCCO NOTED ON THE EXTERIOR                     |
| <input type="checkbox"/> ROOF LEAKS  | <input type="checkbox"/> LAWN SPRINKLER SPRAYS ON THE HOUSE                                     |
| <input type="checkbox"/> WATER STAINED ROOF DECKING                                | <input type="checkbox"/> ALARM CONTACTS NOT SEALED IN THE WINDOWS                               |
| <input type="checkbox"/> BLUE/GRAY SPOTS OF UNKNOWN MATERIAL ON THE A/C REGISTERS  | <input type="checkbox"/> NEGATIVE DRAINAGE  |
| <input type="checkbox"/> LEAK AT THE DISHWASHER                                    | <input type="checkbox"/> PONDING AT THE FOUNDATION  |
| <input type="checkbox"/> WET OR STAINED WALLBOARDS                                 |   |

2. EXTERIOR HARD BOARD SIDING WAS NOTED ON THE INSPECTION OF THE SUBJECT PROPERTY. THERE ARE SEVERAL EXTERIOR SIDINGS THAT ARE ON A DEFECTIVE RECALL LIST FROM THE MANUFACTURERS. THERE ARE ALSO SEVERAL CLASS ACTION LAWSUITS ON DEFECTIVE EXTERIOR HARD BOARD SIDINGS THAT PAY TO REPLACE THE SIDING. THIS LIMITED VISUAL INSPECTION DOES NOT INCLUDE IDENTIFICATION OF SIDING THAT MAY BE INVOLVED IN A CLASS ACTION LAWSUIT OR IS ON A DEFECTIVE RECALL. **IT IS HIGHLY RECOMMENDED THAT PRIOR TO CLOSING THE SIDING IS FURTHER INSPECTED FOR DAMAGE AND TO BE DETERMINED IF IT IS ONE OF THE DEFECTIVE EXTERIOR SIDINGS. IT SHOULD ALSO BE DETERMINED IF A CLAIM FOR REPLACEMENT CAN BE OR HAS BEEN MADE.**

3. I HAVE OBSERVED A **FEDERAL PACIFIC ELECTRIC/FEDERAL PIONEER (FPE) (STAB-LOK)** ELECTRICAL SERVICE PANEL AT THE HOUSE. THERE HAS BEEN TESTING AND ON-GOING DEBATES AS TO THE SAFETY OF THIS PANEL, WHICH MAY BE, IS A LATENT FIRE HAZARD. THE CIRCUIT BREAKERS MAY FAIL TO TRIP IN RESPONSE TO AN OVER-CURRENT OR SHORT CIRCUIT. FAILURE OF A CIRCUIT BREAKER TO TRIP CAN RESULT IN A FIRE, PROPERTY DAMAGE OR PERSONAL INJURY. A CIRCUIT BREAKER THAT MAY NOT TRIP DOES NOT AFFORD THE PROTECTION THAT IS INTENDED AND REQUIRED. **IT IS HIGHLY RECOMMENDED THAT PRIOR TO CLOSING YOU OBTAIN MORE INFORMATION AND HAVE THE PANEL FURTHER INSPECTED BY A LICENSED ELECTRICIAN. ADDITIONAL INFORMATION CAN BE OBTAINED AT [WWW.CPSC.GOV](http://WWW.CPSC.GOV) OR BY CALL 1-800-638-2772.**

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Client or Legal Representative Signature

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Date

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Inspector License #7350

\_\_\_\_\_  
Date

