

COMFORT HOME REVIEW

康 富 验 屋

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:
Ms

INSPECTION ADDRESS

XXXXXXXX, Richmond

INSPECTION DATE

Nov 28, 2015

INSPECTED BY: Hongwei (Henry) Liu
778-238-6025



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COMFORT HOME REVIEW

康 富 验 屋

SUMMARY REPORT (摘要)

Client: Ms
Realtor: Kevin Mak
Inspection Address: XXXXXXXXXXXX, Richmond
Inspection Date: Start: 2:00 pm End: 6:00 pm
Inspected by: 刘宏伟(Henry) 778-238-6025

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property. (摘要提供您需要维修或需进一步咨询组件或系统的预览, 但非局限于此。请阅读完整报告, 我们工作的必要性是基于全科检验而建议维修、修缮, 因此免除任何附加的责任, 而各类专业人士的评估及由此的修缮建议可能会影响您对物业的正常评价)

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How to read the report (读报告指南)

1. General comment and brief introduction are in the front of each section (component or system) of the report, as well as some maintenance tips, which are provided to clients by courtesy. (我们针对房屋的每个组件或系统基本功能、检验以及部分的维护在各项前提供了简单的介绍。)
2. General property conditions listed at the end of reports may adversely affect the building. This is for clients to know as preferred. Please be advised these are not necessarily related to this inspection. (在报告的最后我们提供了可对房屋造成负面影响的一般状况, 请注意, 这并非针对该物业)
3. Please note the English description retains the power of final interpretation. (英文描述有最终解释权)
4. The dedicated inspection report will be addressed by (针对该物业检验具体描述采用如下格式)

Narrative Color Legend: ★Normal Text (基本描述)

★Normal Text---Attention (提请关注)

Exterior Components (屋外组件)

Components and Conditions

Downspout (屋顶排水)

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- ★ The top level downspout is suggested to extend to lower gutter to avoid roof shingle pre-mature damage. (建议将上层下水管延伸至下层檐沟)



Lights (灯)

- ★ A few exterior light fixtures are not working, and should be serviced. They may be controlled by timer or sensors. Please ask seller for more information. (个别灯不工作, 需要维修; 或者是传感器控制, 需向屋主了解)



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Garage (车库)

Components and Conditions

Garage Side Door (车库侧门)

- ★ The garage side door sill should be serviced for aesthetic. (车库同生活空间连接的门槛需要整修)



Roof (屋顶)

Components and Conditions

Roofing Observation (屋顶观察)

- ★ Some pcs of shingle and gutter/roof flashing should be serviced to apply orderly. (个别瓦片、檐沟和屋顶交接防水需要整修)



Gutters & Drainage (排水槽)

- ★ The north gutter is possibly dripping and need to be serviced, such as re-securing them, sealing seams, etc. (北侧檐沟疑似渗水, 需要维修)



Attic (阁楼)

Components and Conditions

Lights (灯)

- ★ The attic light should be installed. (阁楼灯需要安装)



Plumbing (上下水)

Components and Conditions

Garden Shut-off Location (室外水管的截止阀)

- ★ The garden hose bib shut off valves are located under laundry sinks but please ask seller to confirm. One should be installed for back yard tap under wok kitchen sink (室外水管截止阀在洗衣间水盆下, 但是请寻问屋主来确认, 建议中厨水盆下加装关停后院的水阀)



Water Heaters (热水器)

Components and Conditions

Common Observations (观察)

- ★ There is dripping from water heater tubing which should be fixed. (热水缸有管路滴水, 维修)



Seismic Straps (防震加固)

- ★ The water heater is not seismically secured, which is recommended. (建议防震加固)



Heat (取暖)- Hot Water Heat Systems (水暖系统)

Components and Conditions

Boilers (锅炉)

- ★ The new boiler is a hot water type that should be inspected and serviced by the contractor for the circulation problem and all zone valves shut off even the thermostats on high, which also caused short of hot water at inspection. (新水锅炉需要建商检查、维护, 检查时即便要求升温但全部区域阀关停, 也造成无热水提供)



A/C (空调换气)

Components and Conditions

Common Observations (观察)

- ★ No compressor installed; The evaporator is in attic and filter compartment should be serviced to maintain easily. It is suggested relocating the filter to air return for easy replacement. (空调压缩机没安装, 蒸发器在阁楼, 滤清器安装需要维修以便于更换, 建议将滤网安装于回风口以便于维护)



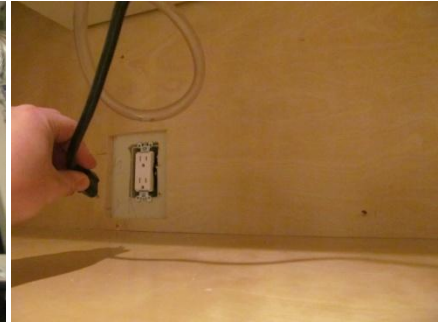
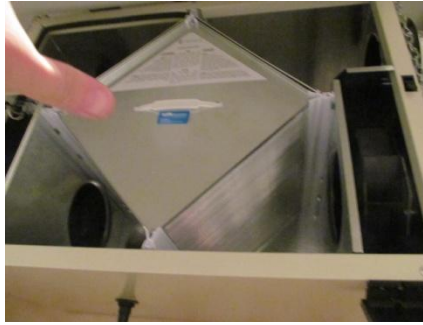
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HRV (节能通风系统)

Components and Conditions

Common Observations (观察)

- ★ The HRV is installed at laundry and no filters in place, the power cord can't reach the outlet, which should be serviced. (换风设备在洗衣房, 没有安装滤网, 电源线距离插座过远, 维修)



Interior (室内)

Components and Conditions

Furnished Residence (装修过空间)

Interior and Appliances (室内、电器)

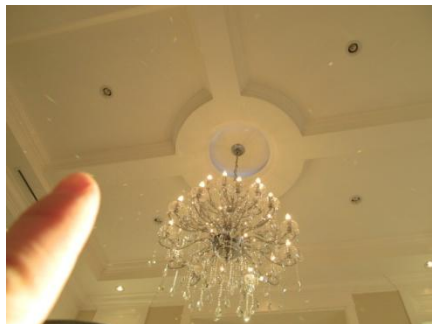
- ★ There are lots of places need either touch-up or minor service. We put the stickers over there as you can see, also the hall way ceiling close to laundry. Some appliances can't be tested for the lack of power or not in running condition, which should be inspected by seller e.g. washer, electrical cook top, oven, and dishwasher, etc. (多处需要修补, 绿色胶带指示, 包括靠近洗衣房的天花; 由于没接电或不具备运行条件, 有电器没试若电炉头、洗衣机、烤箱和洗碗机等, 需要卖家确认工作正常)



Living Room (起居室)

Lights (灯)

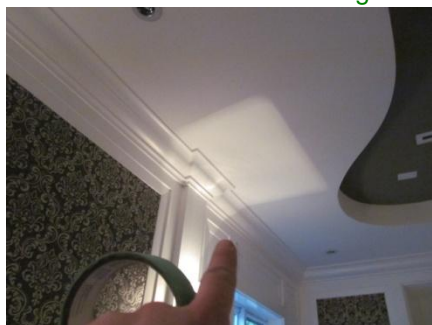
- ★ The living room lights and switch are not working which should be fixed.(客厅顶灯和开关不工作, 维修)



Den/Media room (活动、放映室)

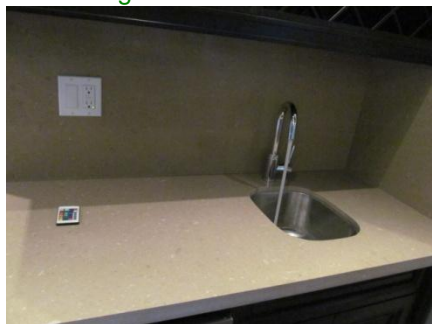
Lights (灯)

- ★ The broken media room lights should be fixed. (放映室灯维修)



Water bar (水吧)

- ★ The lights on media room bar counter should be serviced to work properly(放映室吧台上的灯维修)



6 Bathrooms (6 洗手间)

Dual-Glazed Windows (双层窗户)

- ★ The scratch window pane should be replaced at master en-suite. (主卧浴室内划伤的玻璃更换)



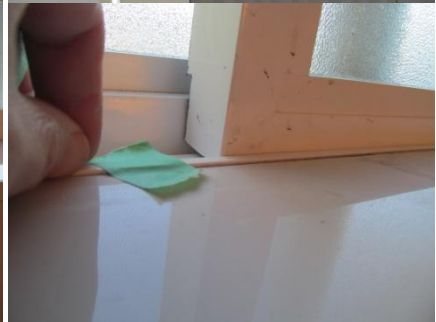
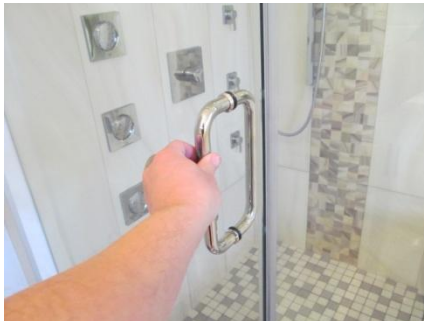
Sink Faucet Valves & Connectors Trap & Drain (水嘴, 回水弯及下水)

- ★ The master en-suite dripping sink drain should be fixed. (主卧内渗水的水盆维修)



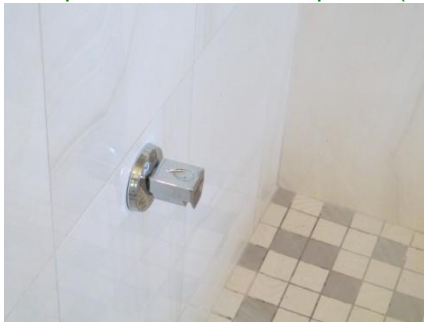
Stall Shower (淋浴间) & Tub Shower (浴盆)

- * The slow main floor and upper west stall shower drains should be serviced. The master shower door should be fixed to close tightly. The caulking is required on upper bath window and tiles joints adjacent to shower at middle east bedroom en-suite. We also suggested checking all shower enclosures caulking and grouting to avoid water intrusion. (主层和上层西侧浴室淋浴下水过慢维修; 主卧内淋浴门修缮; 上层北侧中间淋浴旁窗子及砖缝需要打胶, 并建议检查维护全部淋浴间打胶、勾缝, 避免渗水)



Steam Shower (蒸汽室)

- * The steam shower doesn't work at inspection, service is required. (蒸汽发生器需要修缮)



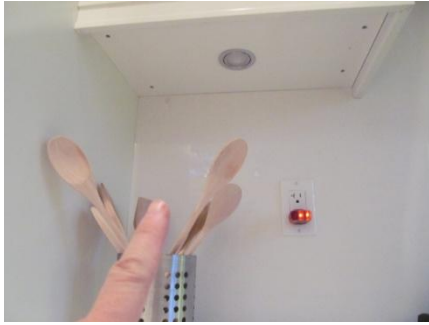
Kitchen (厨房)

Sink Countertop (水盆台面)

- * The wok kitchen countertop light should be fixed. (中厨台面灯维修)

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Exhaust Fan or Downdraft (抽油烟机)

- ★ The wok kitchen exhaust fan vent should be fixed to close the cabinet doors orderly. (中厨排风管道维修, 以使柜门关闭正常)



COMFORT HOME REVIEW

康 富 验 屋

INSPECTION REPORT (报告)

GENERAL INFORMATION (基本信息)

Inspection Address: (地址)	XXXXXXXXXXXX, Richmond
Inspection Date: (检验日期)	Nov 28, 2015
Weather: (天气)	Sunny (5-10C 晴)
Inspector: (验屋师)	刘宏伟 (Henry)
Buyer's Agent: (买家代表)	Kevin Mak
Seller's Agent: (卖家代表)	
Structure Type: (结构类型)	Wood frame (木结构)
Foundation Type: (地基)	Slab (平板)
Furnished: (完工)	Yes
Number of Stories: (层数)	2
Structure Style: (物业分类)	Single House (独立屋)
Structure Orientation: (朝向)	Main Entry- W (正门-西)
Estimated Year Built: (大约建于)	2015
Unofficial Sq.Ft: (大约面积)	3,856 sf
People on Site At Time of Inspection: (现场人)	Buyer, agents

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SCOPE OF WORK (作业内容)

You have contracted with (authorized) **Comfort Home Review** to perform a generalist inspection in accordance with the standards of practice established by CAHPI (BC) – The Canadian Association of Home and Property Inspectors British Columbia, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. (感谢您对康富验屋的信任, 我们的检验依据BC省验屋师协会的作业标准, 作业基于观察分析, 一般不使用专业仪器, 不做设备拆装和样品分析, 因此检验和报告不会如各类专业甄别的技术深度。我们验屋的目的是鉴别大的缺欠和隐患, 从而寻求相关专业的近一步评估。因此, 请了解我们工作的实质, 按照行业标准, 对普通, 常见的缺欠我们通常不会特别提及)

PLEASE NOTE:

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The observations and opinions expressed within this report are those of **Comfort Home Review and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of Canadian Association of Home and Property Inspectors British Columbia (CAHPI(BC)), and those that we do not inspect are clearly disclaimed in the contract(authorization) and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.** (对房屋的评价以报告为准, 依据标准检验各组件, 为了避免报告冗长, 对于某些工作正常的项目可能不会在报告中提及)

In accordance with the terms of the contract(authorization), the service recommendations that we make in this report should be completed well before the close of completion by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. (我们希望检验发现的状况在签约前有相关专业人员做进一步分析评估)

We suggest clients (buyers) check and confirm with the home holder (seller) that the property is under acceptable condition before they move in because anything could happen after this inspection, for example, wall, doors, windows, stairs and floor could be damaged for moving; the appliances could go wrong; water leaking could happen anytime. Our inspection is only a matter of fact of the property condition at the moment. Therefore, we disclaim any responsibility of warranty and guarantee for the property. (我们建议客户在搬入物业之时要检查并和卖家确认整个物业状况可以接受, 因为客观上在验屋后物业存在发生变化的可能, 如墙体、门窗、楼梯和地面都可能因外搬动家俱而受损, 电器可能损坏, 新漏水可能发生。我们的检验只是验屋之时物业的客观实际状况, 所以我们不承担对于物业的保险保证的责任。)

Report File: CHR15L282-XXXXX

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Structural (结构)

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. (房屋的结构与地下土壤的性质息息相关, 土质的坚硬、疏松, 以及地质的活动、膨胀都会对结构、地基造成影响。事实上由于土质膨胀对结构损害比自然灾害大的多。我们依据作业标准对地基缺欠进行检查, 裂缝或表面受损在地基很常见, 幸运的是大部分裂痕和地基固化或沉降有关, 当然, 我们会尽量提醒客人任何影响结构安全和可能继续活动的损伤。但我们不是专家, 在没主要缺欠迹象下我们可能没有建议客人寻求结构工程师或基础建商, 这并不阻碍客人自己寻求专业帮助的意愿。)

Structural Elements (结构组成)

Identification of Roof Structure (屋顶结构)

- * The roof structure consists of a prefabricated truss system. (预制桁架)

Identification of Wall Structure (墙体结构)

- * The exterior walls are framed with wood. (木结构)

Identification of Floor Structure (地面结构)

- * The floor construction is joists. (托梁结构)
- * The floor construction is concrete. (水泥)

Identification of Ceiling Structure (室内屋顶)

- * The ceiling structure consists of standard joists. (托梁结构)
- * The ceiling construction is not visible. (看不到)

Slab Foundation (地基: 地平板块)

General Comments (简单介绍)

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. (板块地基结合防水层和加强筋是普遍的施工方法, 在比较老的房子可能没有。我们观察可见部分的裂缝和错位。事实上, 大部分板块地基施工或之后运动造成不水平, 小于每20尺1英寸的偏斜是基本认可的。)

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one. (大部分裂痕和地基固化或沉降有关, 事实上并没有评价裂缝的标准, 一般认为小于1/4"没有水平垂直错位就对结构无大碍。同时这也可能是混凝土本身缺欠、老化、地质运动、土质、排水及外部潮侵等。在没主要缺欠迹象下我们可能不会建议客人寻求结构工程师或基础建商, 这并不阻碍客人自己寻求专业帮助的意愿。)

Method of Evaluation (评价方法)

- ★ We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection. (我们一般观察外墙基可见部分的裂缝和错位。)

Common Observations (观察)

- ★ The house has a slab foundation with no visible or significant abnormalities. (地基无明显缺欠)

Exterior (室外)

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With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and remotely controlled components, such as automatic driveway gates, and normally, we do not water test or evaluate subterranean drainage systems - except some comments noted in report, or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil. (除去镇屋公寓等共管单位, 我们会评估如下室外组件: 车道、走道、门、窗、灯、围墙、车棚等。不对单独的建筑物和遥控组件进行检验, 不对下排水管进行水试, 不会提及正常老化和普遍可注意到的缺欠。然而, 硬表面裂缝可能表明土质的膨胀并导致持续运动, 但这只有地质工程专业评估才可确认。)

Site & Other Observations (基本观察)

New Home Warranty (新屋保障)

- ★ It is important to have new home 2-5-10 warranty from builder or seller. (新屋通常包含建商2-5-10年保障)

House Wall Finish (外墙)

House Wall Finish Type (外墙)

- ★ The house walls are finished with a combination of stucco and stone brick siding. (外墙为灰泥/石材)



House Wall Finish Observations

- ★ The house exterior wall finish is under acceptable condition. (外墙状况正常)

Maintenance Notes (保养)

- ★ The stucco finish was examined and small cracks were noted at various locations. It is believed that no on-going movement is occurring at the present time and that the cracking appears repairable. It should be noted that settlement cracking is a common occurrence in stucco wall surfaces and the cracking observed is believed to be typical of that found in the average home. The stucco wall should be checked & serviced once a year, which means paint the small cracks and caulked the one larger than 1/8". The wall should be totally serviced & painted every 6-8 years. (灰泥外墙局部有裂纹, 沉降裂纹在该类型构造上比较常见, 应该每年检查修补, 每6到8年完整维护涂刷一次。)

Exterior Components (室外组件)

General Comments (简单介绍)

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. **We suggest annually checking the flashing and caulking of doors and windows, and regularly maintaining if necessary. Normally the caulking needs to be re-applied every 3 to 5 years.**

Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes.

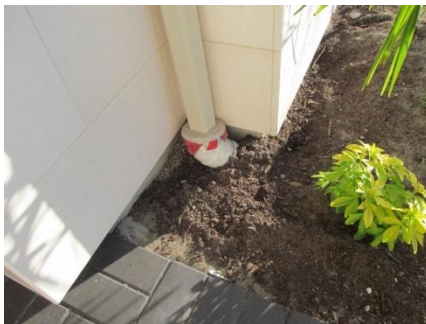
Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals.

Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

(物业的外部涂料和走道、平台等坚固表面的密闭性是非常重要的, 它提供防止侵蚀的保护层。门窗门槛周围没密闭的部位容易进水而造成侵蚀, 而且此状况大多只在下雨时才能发现。我们建议应该每年对门、窗的防水进行检查维护, 防止漏水漏汽, 通常应该每3-5年重新打密封防水胶。双层玻璃窗具有更好的保温和隔噪的功能, 但其密封条经常失效而出现水汽, 不幸的是很多时候难于发现, 在此我们对密封的检验免责。但依据作业标准, 我们会检验房间内有代表性的窗, 而且确认卧室内至少有一个可开启的逃生窗。)

Downspout (屋顶排水)

- ★ The downspouts are made by plastic. (排水管为塑料)
- ★ The downspouts are discharged below ground level. (地下排水)

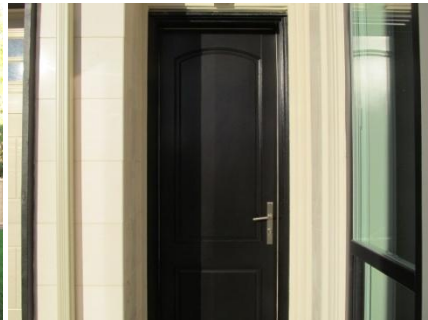


- ★ The top level downspout is suggested to extend to lower gutter to avoid roof shingle pre-mature damage. (建议将上层下水管延伸至下层檐沟)



Exterior Doors (门)

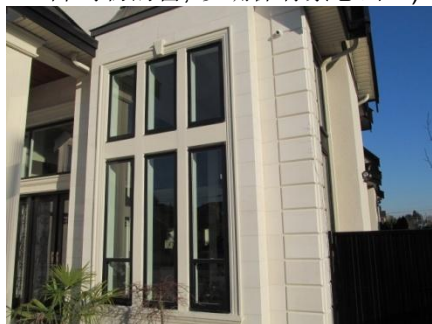
- ★ The exterior doors are in acceptable condition. (状况正常)



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Windows (窗户)

- ★ The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit. (窗户状况尚可, 我们检查卧室里没障碍物的窗, 以确保有紧急出口)



Lights (灯)

Inspection Address: XXXXXXXXXX, Richmond

Inspection Date: Nov 28/2015 by 康富验屋 778-238-6025 www.comforthomereview.com

- ★ A few exterior light fixtures are not working, and should be serviced. They may be controlled by timer or sensors. Please ask seller for more information. (个别灯不工作, 需要维修; 或者是传感器控制, 需向屋主了解)



Outlets (插座)

- ★ The outlets that were tested are functional and include ground-fault protection. (漏电保护插座工作正常)



Exterior Hose Bibs (水嘴)

- ★ The hose bibs are functional, but we may not have located and tested every one on the property. (正常, 但是我们不一定全部都验)



Fascia & Trim (檐板)

- ★ Components are in acceptable condition. (状况正常)



Drive way & walks (车道和走道)

- ★ Drive way is acceptable. (车道状况正常)
- ★ Walk way is acceptable. (走道状况正常)



Landscaping (庭院)

- ★ The Lot grade is under acceptable condition. (状况正常)



Fences & Gates (围墙及门)

- ★ The fences and gates are serviceable, and would not need service at this time. (状况正常)
- ★ The property includes an automatic gate that we did not evaluate, but which should conform to the latest safety standards, which require the gate to have an auto-reversing mechanism, a control that is within view of the gate but far enough away to safeguard the user, and barriers that protect children and animals from moving parts and potential pinch-points. (物业装有自动门, 非检查项目, 但应认为符合安全规范)



Ground Sprinkler System (自动洒水系统, 以下内容仅供参考, 非检查项目)

- ★ There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the

variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of completion and indicate any seasonal changes that they may make to the program.

- ★ We do not evaluate automatic sprinkler systems, which should be demonstrated by the sellers or the company which provides servicing.



Grading & Drainage (屋外坡面及排水)

General Comments (简单介绍)

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and would recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit; however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health. (潮湿对物业和健康都是损害, 因此需要屋外地面坡度向外, 室内外有至少几寸的位差, 而且屋顶的下水管应排水远离墙基。我们无法做地下的排水检测, 事实上屋主或住户应该可以提供更准确的信息, 如果发现我们认为非正常的状况, 即便没有渗水迹象, 也会建议寻求地基排水专业意见。而且潮湿易造成霉菌滋生, 影响健康。)

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Moisture & Related Issues (潮湿相关问题)

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection. (湿气的入侵是长期的困扰, 会涉及多种因素, 难预见, 间断或持续。如果不能直观发现, 通常可由于气味、脱落涂层、返碱、金属锈蚀及木质腐烂来判断。当然由于室内的温湿度变化也会出现类似状况。但凡有室内低于室外坡面的情况, 我们不能排除水汽侵入的可能, 这也会造成健康问题, 应寻求专业意见。)

Interior-Exterior Elevations (室内外地面位差)

- ★ There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that. (有足够的位差, 状况正常)

Drain tile System (排水管道)

General Comments (简单介绍)

We attempted to evaluate drain pipes by visual inspection only. Sometimes, garden hose bib water may be drained into one of the drain tile inlet for testing, but this is not a conclusive test and only a video-scan of the drain line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor blockages by leaks at some section lines, to major blockages or damage in the most of the system line. The minor ones are easily cleared by removing and cleaning the leaves and debris. However, if tree roots grow into the underground drain tile or there is some damage on the sections of drain tile system, repairs could become expensive and might include replacing the entire system. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the drain tile system line video-scanned before the close of completion. Failing this, you should obtain an insurance policy that covers blockages and damage to the system. However, most policies do not cover the replacement cost & only cover water damage within the house, or the cost of roofer service. (我们尽量通过表象来评估地下的排水状况, 事实上只有录像扫描可以确认地下水管状态, 根据房龄也可做出一定的判断。根据排水管堵塞的程度, 小的可以通过清洗来去除树叶等杂物, 严重的如树根进入或部分坍塌损毁则需较高费用更换。建议寻问屋主是否有过堵塞现象发生, 或者您希望在签约前进行扫描摄影鉴定。)

Type of Material (材料)

- ★ The visible portions of the drain tile above ground are PVC. (可见屋外排水管为PVC)



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Garage (车库)

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. (我们经常见到车库地面受潮表现为返碱, 一般是水汽透过水泥板或外墙基坡板所致, 对于低于地平面的车库或用空心砖修建的外墙就更常见。同时, 车库上的居住空间从受力结构上比较脆弱, 一般要求支撑的梁柱为钢结构, 实际上木结构结合紧固件较为常见, 依照作业标准我们不做受力分析, 客户可以咨询结构工程师。此外, 由于车库的门非定制, 客户应确认其宽度足够您车辆进出)

Triple-Car Garage (三车库)

- ★ The concrete floor is under acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab. (地面状况正常, 小裂痕比较常见, 通常是水泥固化收缩, 地质运动, 土质膨胀造成, 基本对结构没有威胁)



Walls & Ceiling (墙体和顶棚)

- ★ The walls and ceiling are sheathed and in acceptable condition. (墙体和顶棚均以覆盖, 状况正常)

Dual-Glazed Windows (双层窗户)

- ★ The window is functional. (状况正常)

Garage Side Door (车库侧门)

- ★ The garage side door sill should be serviced for aesthetic. (车库同生活空间连接的门槛需要整修)



Garage Door & Hardware (车库门)

- ★ The garage doors and theirs hardware are functional. (状况正常)

Automatic Opener (自动门控)

- ★ The garage door openers are functional. (状况正常)

Lights (灯)

- ★ The lights are functional, and do not need service at this time. (工作正常)

Roof (屋顶)

There are many different roof types, but all have limited guarantees, and most eventually leak. Every roof will wear differently relative to its age, the quality of its material and design-life, the method of its application, its exposure to the elements, and the quality of its maintenance. Regardless, every roof is only as good as its waterproof membrane, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. In fact, the vast majority of all pitched roofs are not designed to be waterproof only water-resistant. What remains true of all roofs is that regardless of their appearance they can leak, but it's 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 within attics could be old and would not necessarily confirm a leak without corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that roofs will not leak and they do, usually for three to five years. 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. The sellers or occupants will often know the age and history of a roof, and we recommend that you ask them about it. However, you should also include comprehensive roof coverage in your home insurance policy, or obtain a roof certification from a local roofing contractor. You should also be aware that if the termite report requires a residence to be tented it requires personnel to walk on the roof, which can damage the roofing material. Therefore, it is essential that you review the termite report, and if the residence is scheduled to be tented that you have a local roofing company inspect the roof after the tenting has been removed. (屋顶是房屋的重要组成部分, 且多种多样, 一般都是有限的保障, 且一定会在某年限渗漏, 这和材料、设计使用年限、施工、周边环境、维护息息相关。同样重要的是屋顶材料下的防水层, 虽然通常我们看不到也无法检查。事实上, 除非漏水正在发生或特殊水实验, 一般状态下是很难确认漏水的。即便屋顶或阁楼有水渍, 在没有其他佐证的情况下, 也不能确认屋顶漏水。因此, 只有装屋顶单位才能保证有限的时间3-5年内不漏。我们尽量估算屋顶状况, 年限, 但不预测有效寿命。客户应该向屋主和住户了解屋顶的年限及发生过的状况。同时屋顶应该在您的保险覆盖内, 或者获取屋顶施工单位的证明。客户另外应知道, 如果涉及白蚁的消除, 有可能会将屋顶罩起, 灭蚁人员会在屋顶作业, 其工作结束后, 应有专业屋顶公司检查屋顶状况。)

Composition Shingle Roof (合成叠瓦顶)

General Comments (简单介绍)

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. (这是广泛应用的屋顶材料, 以沥青或玻璃纤维复合覆以小砂砾散射紫外线, 一般声明使用寿命为25年, 但施工单位只保证3-5年不漏。实际的使用年限会由多种因素影响, 当表层的砂砾开始脱落, 表明下面的复合层开始降解, 品质下降, 易发生漏水, 通常从房脊和朝南的位置开始, 但这不表明屋顶要更换, 观察监视是必要的, 常规的维护会延长使用寿命。)

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Method of Evaluation (评估方法)

- * We were unable to safely access the roof, and evaluated it either from within the attic or from several vantage points with binoculars and a ladder. However, not all the slopes can be seen during inspection. It is assumed that the portions seen were representative of the rest of the roof, but this could not be said with complete certainty. (在屋檐+望远镜观察代表部分)

Estimated Age (使用时间)

- * The roof appears to be the same age as the residence. (于房屋同龄)

Roofing Observation (屋顶观察)

- * The roof is under acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. (状况正常, 但是只有专业屋顶公司进行水试才能确保不漏)
- * Some pcs of shingle and gutter/roof flashing should be serviced to apply orderly. (个别瓦片、檐沟和屋顶交接防水需要整修)



Flashings (防水)

- ★ The roof flashings are in acceptable condition. (状况正常)

Gutters & Drainage (排水槽)

- ★ The north gutter is possibly dripping and need to be serviced, such as re-securing them, sealing seams, etc. (北侧檐沟疑似渗水，需要维修)



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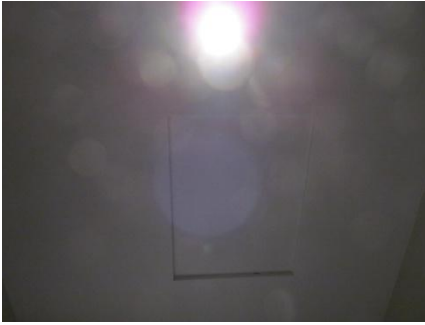
Attic (阁楼)

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. (根据作业标准，我们不会进入低于36寸，有管道障碍，保温完全覆盖过梁的阁楼，我们会尽量在入口处观察阁楼状况，屋顶内侧，保温材料。)

Primary Attic (主阁楼)

Attic Access Location (入口位置)

- ★ The attic can be accessed through a hatch in the master bedroom closet. (入口在主卧贮藏室)



Method of Evaluation (评估方法)

- ★ We evaluated the attic by direct access. (在阁楼内部进行)

Lights (灯)

- ★ The attic light should be installed. (阁楼灯需要安装)



Fiberglass Loose/batt Insulation (玻璃纤维保温材料)

- ★ The attic floor is insulated with approximately twelve-inches of loose fiberglass insulation. Current standards call for around twelve-inches. (12" 保温层符合标准)
- ★ The vapor barrier is Poly & in place. (铺有阻汽层)

Framing (结构)

- ★ The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced structural significance, but can result in small cracks or divots in the drywall or plaster. (预制桁架)

Ventilation (通风)

- ★ Ventilation is provided by a combination of eave, roof vents, and should be adequate. (通风由屋檐/屋顶出风口提供)

Electrical (电)

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency as a latent hazard and recommended upgrade, which

should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of completion, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature. (电的系统 and 组件繁多, 已经存在的系统和组件未必符合当前的安装要求, 而新的标准是不对以往的施工追溯的。我们的检验不是安装安全标准检验, 我们检查系统和组件的基本安全性, 测试代表性的开关、插座等, 指出任何缺欠和隐患, 进一步应由有资质的电工评估改造, 这个工作应该在签约前进行, 因为专业电工可能会指出更多缺欠是我们不可能发现也无法负责的。我们会建议, 所有的电路应有地线保护, 一些位置如室外, 浴室、按摩浴缸的插座都应应为漏电保护类型。)

Main Panel (主配电盘)

General Comments (简单介绍)

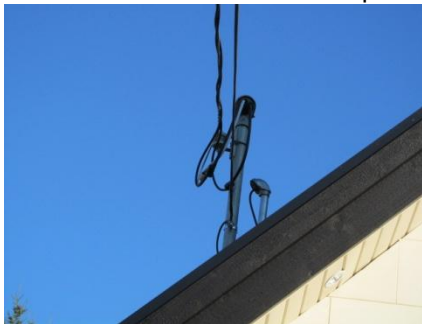
National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect once there are more than 6 circuits. Each circuit within the panel should be clearly labelled.

Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one. (国家安全标准要求电箱必须是封闭的, 容易接近, 正前方至少3尺的空间, 超过6条回路应有主开关, 每条回路应清晰标注, 我们尽量测试更多的开关、插座等。)

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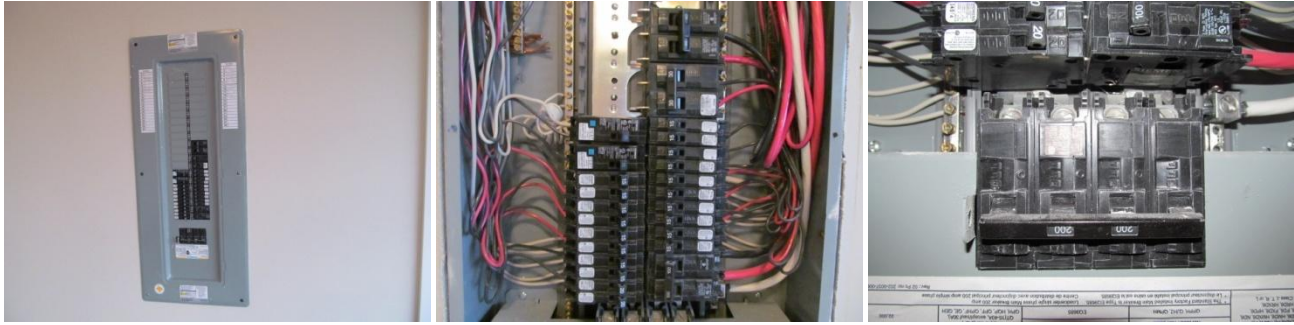
Service Entrance (进线)

- ★ The service entrance, mast weather head and cleat are in acceptable condition. (状况正常)

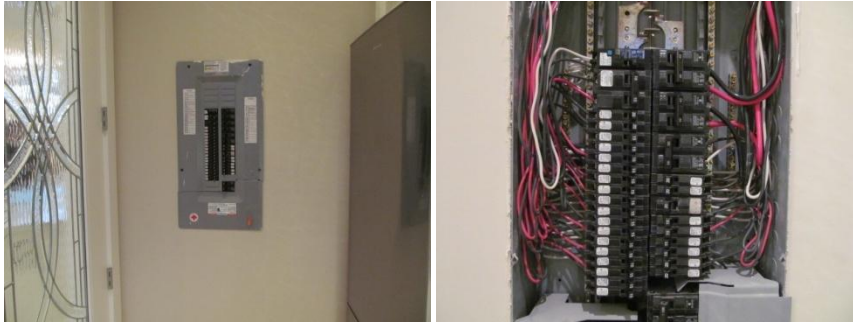


Panel Size, Location & Observation (供电容量/位置)

- ★ The residence is served by a 200 amp, 110/220 volt panel, located inside the garage. (总容量200A, 110/220V 电盘在车库)



- ★ The 100A sub-panel is located in wok kitchen. (100A附电盘在中厨)



Panel Cover Observation (电盘观察)

- ★ The exterior/interior of panel cover is under acceptable condition. (状况正常)

Wiring Observations (布线观察)

- ★ The visible portions of the wiring have no visible deficiencies. (无明显缺欠)
- ★ The service entrance cable is aluminum. (进线为铝材)
- ★ The residence is wired predominantly with a modern vinyl conduit known as Romex. (布线主要为Romex)
- ★ The distribution wires, which can be visible, are copper. (室内回路为铜线)
- ★ In the panel, the distribution wires for major appliances are aluminum. (主要大电器使用铝线)

Circuit Breakers (断电保护开关)

- ★ There are no visible deficiencies with the circuit breakers clearly marked but we do not test the accuracy of the controlled circuits. (无明显缺欠, 但我们不确认其标注的准确性)

Outlets (插座)

General Comments (简单介绍)

- ★ The representative sample of receptacles which were tested were all grounded. (检查到的插座都有地线保护)

Number of Outlets (插座数量)

- ★ The number of outlets in this building is typical. (符合普遍要求)

Plumbing (上下水)

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no

remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. (通常上水的组件很多, 材料也不统一, 铜一向被认为是最可靠的材料, 其内部也不易结垢, 如果有镀锌管存在, 一旦有堵塞或裂纹应更换。城市供水压力一般为80PSI, 对物业的官线偏高, 通过入屋前减压阀调低致45-60PSI, 否则易导致管件的泄漏)

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. (下水管的材料品种从目前流行的ABS到曾经使用的铸铁、镀锌管, 沥青管品种繁多, 由于很多是看不到的, 我们只能通过年代及下水的状况来判断管线的条件。)

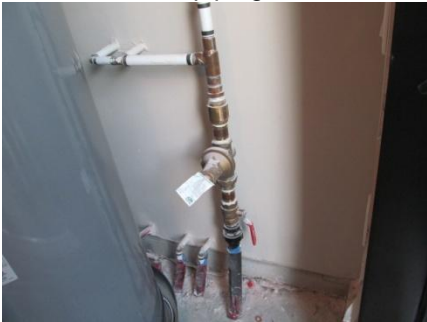
Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists. (下水的堵塞是常见的, 如果是在主下水发生, 维修需要一定的花费, 保险起见, 客户可以做摄像扫描检验以确认管道通畅, 也可确认下水与公共污水处理相连。)

Potable Water Supply Pipes (供水管)

Service Piping into House (房屋供水)

- ★ The service piping into house is plastic. (进水管为塑料)

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Water Main Shut-off Location (进水总开关)

- ★ The main water shut-off valve is located adjacent to the hot water tank. (总开关在热水缸旁)



Garden Shut-off Location (室外水管的截止阀)

- ★ The interior hose bib shut off valves should be turned off & left the exterior hose taps open before winter to avoid frost damage. It is also important to remove the hose from the tap adaptors. Some houses do not have the interior shut-off, which the insulation cover is recommended on the exterior taps during the winter. (冬季前应该将室外水管的室内截止阀关闭, 将室外的打开, 并且将软管从水龙头移除来避免冻裂; 对于没有室外室外水龙头室内截止阀的物业, 建议冬季室外水龙头上加保温)
- ★ The garden hose bib shut off valves are located under laundry sinks but please ask seller to confirm. One should be installed for back yard tap under wok kitchen sink (室外水管截止阀在洗衣间水盆下, 但是请寻问屋主来确认, 建议中厨水盆下加装关停后院的水阀)



Pressure Regulators (调压阀)

- ★ A functional pressure regulator is in place on the plumbing system. (调压阀在线)



Water Flow (Pressure) (水压)

- ★ The water flow and pressure is functional & acceptable. (水压流量尚可)

Copper and Plastic Water Pipes (铜/塑料管路)

- ★ The copper and plastic water pipes are in acceptable condition. (状况正常)



Indirect Heated Water Heater (间接加热热水器)

General Comments

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they

will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior. (热水器的种类很多, 容量从15到上百加仑, 一般厂家保证5到8年使用, 通常实际使用年限会稍长, 有的甚至到20年才漏。总之最终会漏, 因此最好底部安装接水盘通到室外, 同时每年至少冲洗一次去处沉积物, 温度一般设定在110F除菌-140F避免烫伤。还应装有减压阀排水管, 防震紧固件确保安全。)

Age Capacity & Location (年龄容量位置)

★ Hot water is provided by a new, 50 gal water heater that is located in the boiler closet. (50加仑新热水器在室外设备室)



Common Observations (观察)

★ There is dripping from water heater tubing which should be fixed. (热水缸有管路滴水, 维修)



Water Shut-Off Valve (水的截止阀)

★ The shut-off valve is in place & looks functional. (水的截止阀看起来状况正常)

Relief Valve (泄压阀)

★ The water heater is equipped with a mandated pressure-temperature relief valve. (已经安装)

Drain Valve (泄污阀)

★ The drain valve is in place and presumed to be functional. (已经安装)

Drain pan & Discharge pipe (接水盘和排水管)

★ The water heater is equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak. (安装有接水盘, 以消除漏水造成严重的损害, 但热水器应定期检察)



Seismic Straps (防震加固)

- ★ The water heater is not seismically secured, which is recommended. (建议防震加固)



General Gas Components (燃气组件)

Gas Main Shut-Off Location (总阀)

- ★ The gas main shut-off is located in the side of house. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak. (燃气总阀在屋侧, 屋主提供帐单, 以建立正常用量的概念, 从而监视发现泄漏迹象)

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Waste & Drainage Systems (下水系统)

General Comments (简单介绍)

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that

connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of completion. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service.

(我们会尽量评估每个下水状况, 事实上堵塞终究会发生, 小的如在支线或水封可以用化学药剂或手工清除, 如果是连接城市下水的主管线堵塞, 维修工程费用较高。因此客人应询问屋主是否发生过下水不畅, 或采用摄像扫描检验主下水, 再有可寻求保险负责主下水系统, 但一般保险只负责市内下水部分修缮, 对于室外主管的维修不承保。)

Type of Material (材料)

- ★ The visible portions of the drain pipes are a modern acrylonitrile butadiene styrene type, or ABS. (可见部分为ABS工程塑料)



Drain Waste & Vent Pipes (下水和出气管)

- ★ Based on industry recommended water test, the drain pipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition. (工作正常, 但是只有视频探测才能最终确认实际状态)

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Heat (取暖)

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of completion, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. (大部分取暖系统设计使用10-20年, 但缺乏维护可减少运行寿命, 我们检验运行状况结合安装时间评估, 不会拆卸组件, 因此一些如换热器等看不到。另外即便新型的取暖设备也可能产生CO, 涉及安全, 因此希望我们的建议在客人签约前由专业维修单位进行, 或许发现更多问题而影响客户对物业评估。我们的工作不具备保险和担保的责任)

Fuel (热源)

- ★ The heating fuel for this home is gas. (天然气)

Hot Water Heat Systems (水暖系统)

Boilers (锅炉)

- ★ The new boiler is a hot water type that should be inspected and serviced by the contractor for the circulation problem and all zone valves shut off even the thermostats on high, which also caused short of hot water at inspection. (新水锅炉需要建商检查、维护, 检查时即便要求升温但全部区域阀关停, 也造成无热水提供)



Capacity (容量)

- ★ The input capacity of the boiler is 91,000 BTU per hour. It has 5 zones. (分5区取暖, 容量91,000BTU)

Pressure and Temperature (温度压力)

- ★ The pressure is 14 PSI and the temperature is around 140°F degree, which is in normal ranges. (140F, 14 PSI 在正常工作范围)

Radiant floors (地板取暖)

- ★ Heat is provided by a radiant means, comprised of concealed hydrothermal conduits within the floor or walls, which is assumed to be the same age as the residence. (散热管埋地或走墙, 应该是于建房时安装)

Failure Probability (失效可能性)

- ★ The probability of failure is medium. (中等水平)

Expansion Tanks (热水缓冲罐)

- ★ The expansion tank is in serviceable condition. (工作正常)

Vent Pipe (排烟管)

- ★ The vent pipe is functional. (工作正常)

Relief Valves & Discharge Pipes (泄压阀和管路)

- ★ A pressure relief valve is present and, does not appear to be defective. (正常安装, 无明显缺欠)

Combustion Air Vents (新风口)

- ★ The hot water boiler does have appropriate combustion-air vents. (设有新风进口)



Chimney Liner (烟囱内衬)

- ★ The chimney liner is not applicable in this heating system. (不适用)

Efficiency (效率)

- ★ The efficiency of the heating system is "high". (高效能)

Thermostats (温控开关)

- ★ The thermostat is functional. (工作正常)



Heat-A/C (空调换气)

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists and our service does not include any form of warranty or guarantee. (空调系统在本地区使用寿命达10-20年, 但安装缺欠, 缺乏维护可使使用寿命缩短, 我们根据安装运行状况、年限评估, 不会拆除组件检查, 我们的服务不是保险和担保。)

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HVAC Split Systems (分体空调)

Common Observations (观察)

- ★ No compressor installed; The evaporator is in attic and filter compartment should be serviced to maintain easily. It is suggested relocating the filter to air return for easy replacement. (空调压缩机没安装, 蒸发器在阁楼, 滤清器安装需要维修以便于更换, 建议将滤网安装于回风口以便于维护)

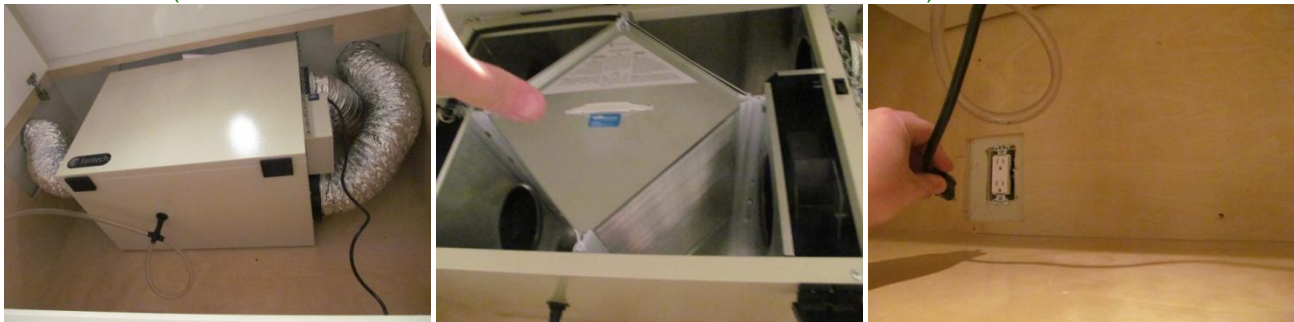


HRV (节能通风系统)

Heat Recovery Ventilators(HRV) improve the energy efficiency in a balanced ventilation system. Inlet and exhaust airflows are controlled by fans so that house pressures are balanced. Heat is recovered from exhaust air by transferring it to the cool inlet air. HRVs transfer house moisture as well as heat from exhaust air into fresh air coming into the home. Regular maintenance includes: clean or replace air filter monthly; clean fresh air inlet and exhaust air hood; clean duct and heat exchanger core; clean condensate drain and etc. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions. We perform a conscientious evaluation on systems, but we are not specialists and our service does not include any form of warranty or guarantee. (节能通风系统提高平衡通风换气的热效率, 通过热交换器将室内空气的湿热传递给补充进来的室外新空气, 从而保持室内空气清新, 同时减少了热损失。常规的保养包括: 每月清洗或更换空气滤清器; 清洁空气进出口; 清洁风管和热交换器; 清洁冷凝水管线等。我们根据安装运行状况、年限评估, 不会拆除组件检查, 我们的服务不是保险和担保。)

Common Observations (观察)

- ★ The HRV is installed at laundry and no filters in place, the power cord can't reach the outlet, which should be serviced. (换风设备在洗衣房, 没有安装滤网, 电源线距离插座过远, 维修)



Chimney (烟囱)

Our inspection of chimneys is limited by industry standards and has been defined by the National Fire Protection Association as a phase-1 inspection, which is purely visual and distinct from the phase-2 and phase-3 inspections of specialists. Regardless, significant portions of chimneys cannot be seen, and in accordance with NFPA guidelines we categorically recommend that every chimney be evaluated by a specialist with the transfer of a property. This is important, because experience has taught us that specialists commonly identify deficiencies related to age and/or installation methods, or recommend upgrades that could be expensive. **We also recommend chimney (vent) cleaning by a contractor before property transfer.** Regardless, if you decide not to have a specialist evaluation it would be contrary to our recommendation. (我们根据作业标准对烟囱进行检验, 建议物业成交前进一步的专业检查, 并且由专业人员清扫)

Inspection Limitation (检验限制)

- ★ The inspection of chimneys and their flashings was limited by deep slope of roof, another building or height etc. (受限于屋顶坡度、高度)
- ★ Moisture problems may result in visible or conceal mold growth. Environmental Consultants can assist if this is a concern. (湿气可能造成霉菌生长, 若需了解需向环境专家咨询。)

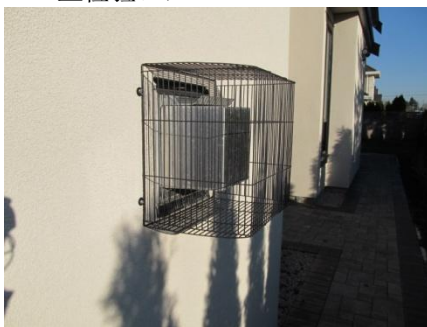
Chimney Construction (烟囱构造)

- ★ The condition of the chimney is acceptable. (状况正常)
- ★ The pre-fabricated chimney looks like functional. (标准定制的烟囱看起来工作正常)

Pre-fabricated chimney information: (定制烟囱)

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a inspection by a qualified specialist within the contingency period or before the close of completion, as recommended by NFPA standards "upon the sale or transfer of a property." (定制烟囱由通过认证的组件现场安装, 我们可观察到的有限, 经验告诉我们, 大部分安装不能要制造商满意, 因此我们建议专业检验。)

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Chimney Flashings (防水板)

- ★ The condition of chimney flashing is acceptable. (状况正常)

Fireplace (壁炉)

- ★ The gas and electrical fireplaces appear to be in good condition when tested. (燃气、电壁炉测试正常)



Interior (室内)

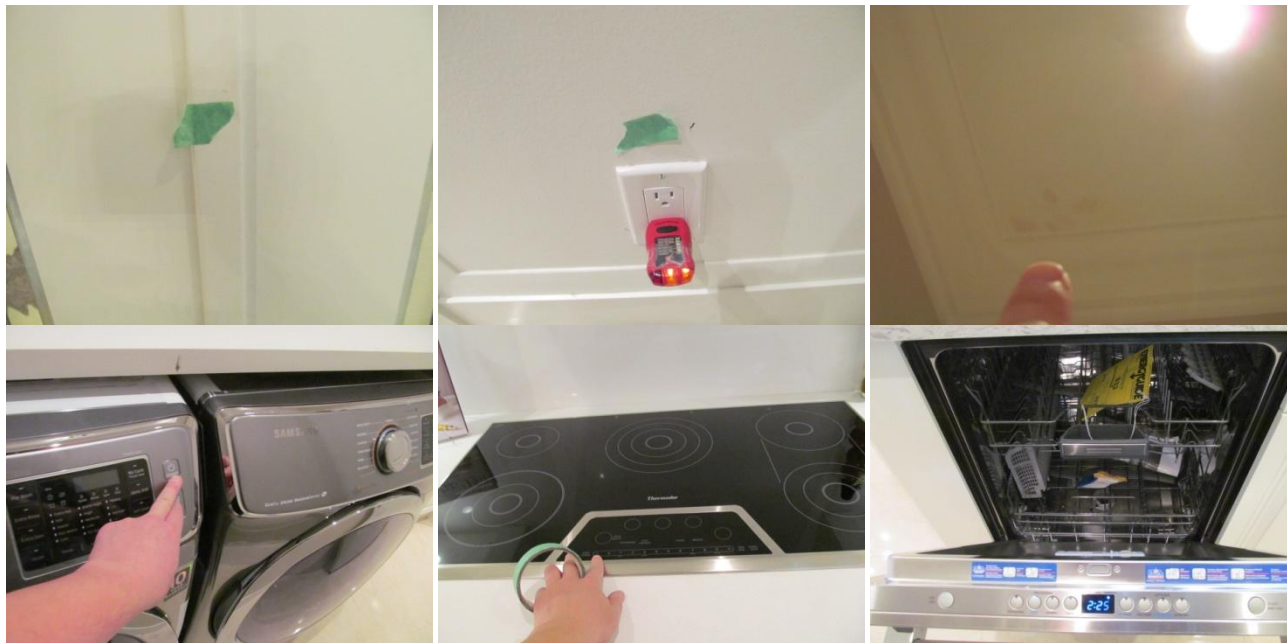
Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odours from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odours is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of completion. (我们对室内可进入区域的地面、墙壁、天花板、储柜进行检查并测试代表性的门窗、开关、插座, 不会检查窗的设计处理, 不做挪动家具等动作, 对表面的缺欠不做评价。对于门窗周围及墙板接缝的裂纹不做评述, 这些裂纹为木结构收缩, 一般下沉, 地质活动产生, 如果不妥善修缮还会一再出现, 这里会引起很多争议, 最好找专家鉴定。同样还有环境污染物, 超出我们检验范围, 还包括非污染性的湿气、气味等, 有的很难消除, 由于每个人的耐受力不同, 请客人自己决定。)

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Furnished Residence (装修过空间)

Interior and Appliances (室内、电器)

- ★ There are lots of places need either touch-up or minor service. We put the stickers over there as you can see, also the hall way ceiling close to laundry. Some appliances can't be tested for the lack of power or not in running condition, which should be inspected by seller e.g. washer, electrical cook top, oven, and dishwasher, etc. (多处需要修补, 绿色胶带指示, 包括靠近洗衣房的天花; 由于没接电或不具备运行条件, 有电器没试若电炉头、洗衣机、烤箱和洗碗机等, 需要卖家确认工作正常)



Major Floor Finishes (主要地面材料)

- * The major floor finishes are wood and carpet and ceramic tile. (木, 地毯, 地砖)

Major Wall Finishes (墙体材料)

- * The major wall finishes is drywall. (石膏板)

Major Ceiling Finishes (天花板)

- * The major ceiling finishes is drywall. (石膏板)

Intercom and Security (保安对讲系统, 非检验范围)

Security System

- * The security system of this residence did not include in the inspection. Please ask seller or alarm company for more information.



Main Entry (门厅)

- * We have evaluated the entry, and found it to be in acceptable condition. (条件正常)



Doors (门)

- ★ The door is functional. (正常)



Flooring (地面)

- ★ The floor has no significant defects. (无明显缺欠)

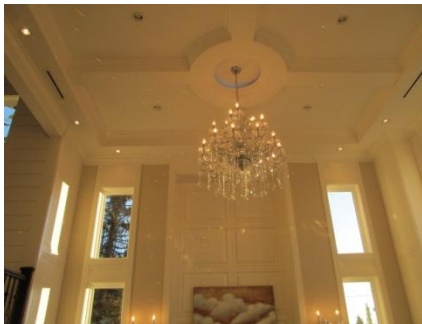
Walls & Ceiling (墙壁及天花板)

- ★ The walls and ceiling are in acceptable condition. (正常)

Lights (灯)

- ★ The lights are functional. (正常)

Living Room (起居室)



Flooring (地面)

- ★ The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

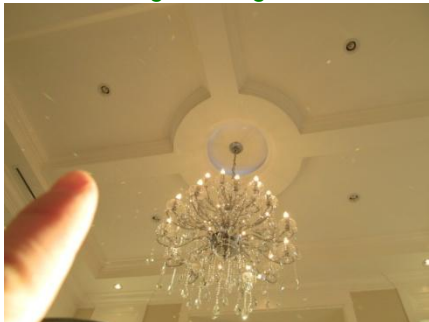
- ★ The walls and ceiling are in acceptable condition. (正常)

Dual-Glazed Windows (双层窗户)

- ★ The windows are functional. (正常)

Lights (灯)

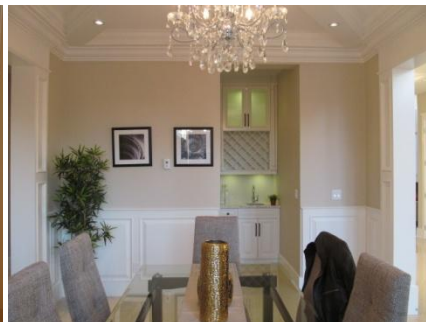
- ★ The living room lights and switch are not working which should be fixed.(客厅顶灯和开关不工作，维修)



Outlets (插座)

- * The outlets that were tested are functional. (检察过的插座正常)

Dining Room (餐厅)



Flooring (地面)

- * The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- * The walls and ceiling are in acceptable condition. (正常)

Dual-Glazed Windows (双层窗户)

- * The windows are functional. (正常)

Lights (灯)

- * The lights are functional. (工作正常)

Outlets (插座)

- * The outlets that were tested are functional. (检察过的工作正常)

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Family Room (活动室)



Flooring (地面)

- * The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- * The walls and ceiling are in acceptable condition. (正常)

Dual-Glazed Windows (双层窗户)

- * The windows are functional. (正常)

Lights (灯)

- * The lights are functional. (工作正常)

Outlets (插座)

- * The outlets that were tested are functional. (检察过的工作正常)

Den/Media rooms (活动、放映室)



Doors (门)

- ★ The door is functional. (正常)

Flooring (地面)

- ★ The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- ★ The walls and ceiling are in acceptable condition. (正常)

Closets (贮藏间)

- ★ The closet is under acceptable condition. (正常)

Lights (灯)

- ★ The broken media room lights should be fixed. (放映室灯维修)



Outlets (插座)

- ★ The outlets that were tested are functional. (检察过的插座正常)

Water bar (水吧)

- ★ The lights on media room bar counter should be serviced to work properly(放映室吧台上的灯维修)



Bedrooms (卧室)

In accordance with the standards of practice, we evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies. (依据作业标准, 我们评估窗可提供足够的光线、通风、紧急逃生, 不会移动家具报告细小缺欠。)

5 Bedrooms (5 卧房)



Doors (门)

- * The door is functional. (正常)

Flooring (地面)

- * The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- * The walls and ceiling are in acceptable condition. (正常)

Dual-Glazed Windows (双层窗户)

- * The windows are functional. (正常)

Closets (贮藏间)

- * The closet and its components are functional. (正常)

Lights (灯)

- * The lights are functional. (正常)

Outlets (插座)

- * The outlets that were unobstructed and able to be tested are functional. (检察过的插座正常)

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Bathrooms (洗手间)

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans,

which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants. (依据作业标准, 我们不会检验普通细小缺欠, 不检验桑拿蒸汽室。尤为重要我们不检查淋浴间接水盘)

We suggest that all the tiles, joints, penetrations around tub, toilet and on the wall and floor should be inspected once a year. Grouting and caulking are necessary to possible open joints in order to avoid moisture damage at substrate. (浴室所有的瓷砖、接口等处应该每年检查一次, 对可能的缝隙、开裂做勾缝、打胶处理, 以防止底层受湿气损伤。)

6 Bathrooms (6 洗手间)



Doors (门)

- ★ The door is functional. (正常)

Flooring (地面)

- ★ The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- ★ The walls and ceiling are in acceptable condition. (正常)

Dual-Glazed Windows (双层窗户)

- ★ The scratch window pane should be replaced at master en-suite. (主卧浴室内划伤的玻璃更换)



Sink Countertop (水盆台面)

- ★ The sink countertop is functional. (正常)



Sink Faucet Valves & Connectors Trap & Drain (水嘴, 回水弯及下水)

- ★ The master en-suite dripping sink drain should be fixed. (主卧内渗水的水盆维修)



Hydro-Spa (按摩浴缸)

- ★ The hydro-spa is functional. (正常)



Stall Shower (淋浴间) & Tub Shower (浴盆)

- ★ The slow main floor and upper west stall shower drains should be serviced. The master shower door should be fixed to close tightly. The caulking is required on upper bath window and tiles joints adjacent to shower at middle east bedroom en-suite. We also suggested checking all shower enclosures caulking and grouting to avoid water intrusion. (主层和上层西侧浴室淋浴下水过慢维修; 主卧内淋浴门修缮; 上层北侧中间淋浴旁窗子及砖缝需要打胶, 并建议检查维护全部淋浴间打胶、勾缝, 避免渗水)



Steam Shower (蒸汽室)

- ★ The steam shower doesn't work at inspection, service is required. (蒸汽发生器需要修缮)



Toilet & Bidet (马桶和洁浴)

- ★ The toilet is functional. (马桶正常)

Exhaust Fan (排风扇)

- ★ The exhaust fan is functional. (正常)

Lights (灯)

- ★ The lights are functional. (正常)

Outlets (插座)

- ★ The outlets are functional and include ground-fault protection. (正常, 有漏电保护)



Kitchen (厨房)

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. (为了更好地服务客户, 我们尽量检验厨房主要电器, 作业标准并不要求此类检验。我们不会进行效能功能多样性测试, 超出10年的电器, 效能都会降低。另外诸如冰箱、微波炉等辅助电器我们不一定检查。)

Kitchen (厨房)

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Doors (门)

- * The door is functional. (正常)
- * The exterior door is functional. (通室外门正常)

Flooring (地面)

- * The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- * The walls and ceiling are in acceptable condition. (正常)

Dual-Glazed Windows (双层窗户)

- * The windows are functional. (正常)



Lights (灯)

- ★ The lights are functional. (正常)

Outlets (插座)

- ★ The outlets that were tested are functional. (检查过的插座正常)

Sink Countertop (水盆台面)

- ★ The wok kitchen countertop light should be fixed. (中厨台面灯维修)



Sink Faucet Valves & Connectors Trap & Drain (水嘴, 回水弯及下水)

- ★ The sink and its components are functional. (水盆及组件正常)

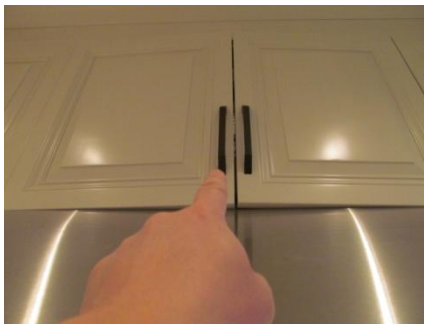


Cabinets (橱柜)

- ★ The cabinets are functional, and do not have any significant damage. (正常无明显缺欠)

Exhaust Fan or Downdraft (抽油烟机)

- ★ The wok kitchen exhaust fan vent should be fixed to close the cabinet doors orderly. (中厨排风管道维修, 以使柜门关闭正常)



Garbage Disposal (碎渣机)

★ The garbage disposal is functional when tested. (检查时工作正常)



Gas Cook top (燃气炉)

★ The gas cook top is functional. (工作正常)



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Hallway (过厅)

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors. (过厅的检验等同于生活空间，另外包括烟雾报警器、扶手和护栏。)

Upper Floor Hallway (主过厅)

★ We have evaluated the hallway, and found it to be in acceptable condition. (条件正常)



Smoke Detector (烟雾报警器)

- * The smoke detector is in place, but should be checked periodically. (已安装, 应定期校验)

Flooring (地面)

- * The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- * The walls and ceiling are in acceptable condition. (正常)

Closets & Cabinets (贮藏间和橱柜)

- * The closet, or closets, is in acceptable condition. (状况正常)

Lights (灯)

- * The lights are functional. (正常)

Outlets (插座)

- * The outlets that were tested are functional. (检察过的插座正常)

Main Floor Hallway (一层过厅)

- * We have evaluated the hallway, and found it to be in acceptable condition. (条件正常)



Smoke Detector (烟雾报警器)

- * The smoke detector is in place, but should be checked periodically. (已安装, 应定期校验)

Flooring (地面)

- * The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- * The walls and ceiling are in acceptable condition. (正常)

Closets & Cabinets (贮藏间和橱柜)

- * The closet, or closets, is in acceptable condition. (状况正常)

Lights (灯)

- * The lights are functional. (正常)

Outlets (插座)

- * The outlets that were tested are functional. (检察过的插座正常)

Stairs (楼梯)

Main Stairs (主楼梯)

- ★ We have evaluated the stairs and landing, and found them to be in acceptable condition. (正常)



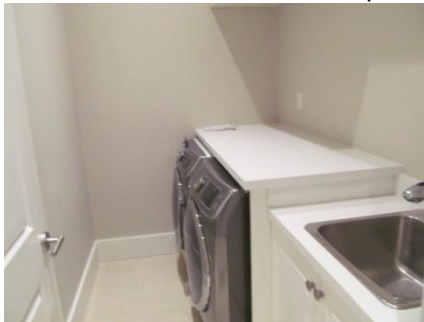
Laundry (洗衣间及设备)

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger. New building codes require frigid metal vent other than plastic/foil which has fire hazard. (依据作业标准我们无需检验干衣机、洗衣机及上下水连接。但由于注水管线长期受水压，有爆开和漏水可能，因此建议以不锈钢软管取代胶管；新型的洗衣机可能有更大的排量，以前的排水管和回水弯可能需要加大重做，再有干衣机的塑料/铝箔风管有失火危险，不再允许。)

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Laundry Room (洗衣间)

- ★ We have evaluated the laundry room, and found it to be in acceptable condition. (状况正常)



Dryer (干衣机)

- ★ The dryer is functional. (正常)



Flooring (地面)

- * The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- * The walls and ceiling are in acceptable condition. (正常)

Lights (灯)

- * The lights are functional. (正常)

Outlets (插座)

- * The outlets that were tested are functional. (检察过的插座正常)

Sink Countertop (水盆台面)

- * The sink countertop is functional. (正常)

Sink Faucet Valves & Connectors Trap & Drain (水嘴, 回水弯及下水)

- * The sink and its components are functional. (水盆及组件正常)

Appliances (电器)

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Central Vacuum (中央吸尘)

- * The vacuum appears to be in good condition when tested. (检测正常)



What could happen afterwards? (验屋后序)

First, thank you for your business with **COMFORT HOME REVIEW**. We believe you are satisfied with the inspection and the report we offered because Integrity-Diligence-Accuracy is our motto to serve the clients. We are consistently and identically doing the inspections at all time. We are sincerely looking forwards to your success in your property search and investment.(首先,感谢您对康富验屋的信任,我们也自信您对验屋及报告满意,诚信勤奋准确是我们一贯的座右铭和操守,我们也诚信祝愿您的投资成功)

Later on you may discover something wrong with the home and you may upset about the inspection. We are sorry to hear that but it is not unusual. There are some reasons. (过后您可能发现房子出现一些问题而对验屋失望,这是遗憾的但并不罕见,有几个原因。)

1. Some problems could only be noticed after moving in, which are impossible to be discovered during several hours' inspection. Ex. shower can only leak when somebody stands there; some roofs or basement only leak under specific conditions; some defects only show when you move the furniture. (一些状况只有在进驻后才能发现,如有的淋浴间只有在有人使用时才漏;屋顶或地下室只有在特定条件下才漏水;有问题只有移开家俱后才能发现,这在验屋过程中是很难做到的。)

2. Some defects might have existed at inspection but no clue as to their existing. It is unfair to assume we could find the condition. (有的缺欠在检验时已经存在但没有任何迹象,这时责备验屋师失职是不公平的。)

3. The main source of blame with us comes from comments made by contractors. Don't be surprised when 3 roofers say replacement is necessary but we said the roof will last a few more years with minor repairs. To think about the liability and profit, certainly contracts prefer replacement to fix. (对我们的责备很多时候源于承包商,当我们说基本维修,屋顶可以再使用几年,大部分承包商会建议更换,出于责任和收益的考量,他们与验屋师意见相左也不难理解。)

4. Contractors may say "I can't believe the inspector did not find this". There might several reasons for this oversight. Ex they do not know what conditions at the inspection environment and weather; when the problem manifested itself, it is very easy to have 20/20 hindsight. (承包商可能会说“无法相信验屋没发现这种状况”。可能有多种原因,如检验当天的天气环境的不同,还有当问题明显暴露后,后见知明显然更容易的多。)

In a word, a home inspection reduced rather than eliminated the risk on your investment. It should be clear that an inspection is not an insurance guarantee. It is a help when you are panic on the decision of your investment. It is a general review on the condition of the property and hopefully a list of the property care and maintenance. (总之,验屋只是降低您投资的风险而不是消除投资风险,验屋不具备保险保证。验屋只是在您决定投资困扰时的帮手,而且希望您物业保养维护的一份清单。)

General Property Conditions

物业存在一般状况

1. We provide clients these general knowledge of adverse conditions of property. Please be advised these are not necessarily related to this inspection. (在报告的最后我们提供了可对房屋造成负面影响的一般状况, 请注意, 这并非针对该物业)
2. 为减少报告篇幅, 该内容不作翻译, 客户由自己意愿参考阅读。

Over the past several years we have encountered an increasing number of houses constructed with design features materials and details which make them vulnerable to damage from unintended exterior water infiltration. This is the single family version of the "Leaky Condo Syndrome". The causes are similar. They include building designs which subject "face-sealed" exterior finishes often with inadequate or improperly installed flashing details to excessive wetting from rain. This can result in leaking into wall cavities with limited drying potential causing rot damage to wooden components and sometimes the production of harmful molds. This type of damage is usually hidden and cannot be identified during a typical home inspection which is visual and non-invasive. In cases where houses have characteristics which would increase the possibility of hidden water damage it is recommended that further investigation be carried out by a specialist (often referred to as a "Building Envelope Specialist") who will perform invasive tests to look for elevated moisture levels and damaged components. Repairs to houses suffering this kind of damage can be expensive.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore publicized information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by the environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm. 54

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxins that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed.

However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxin. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually

identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne.

However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service.

However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of completion.