

Red Baron Home Inspections LLC.

Property Inspection Report



Example II, Orange Park , Florida
Inspection prepared for: Example II
Date of Inspection: 4/16/2020
Age of Home: 6 years Size: 1940. Square feet

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Report Summary

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

Foundation

Page 13 Item: 11 Foundation Electrical



Recommend installing and/or replacing bulbs to insure proper operation.

Grounds

Page 14 Item: 2 Grading



Tripping hazard noted due to gutter system runoff, recommend pipe installation to further prevent erosion.

Exterior Areas

Page 17 Item: 3 Siding Condition



Recommend sealing gaps and voids as necessary.

Garage

Page 19 Item: 11 Garage Door Condition



Loose trim Noted.

Water Heater

Page 22 Item: 10 Overflow Condition

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



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

Interior Areas

Page 27 Item: 7 | Floor Condition



Loose Baseboards noted, recommend correction.

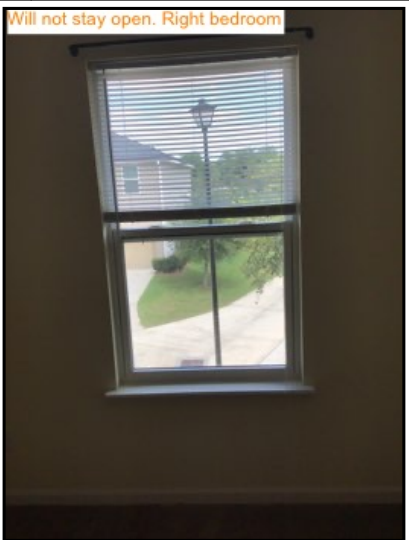
Page 27 Item: 8 | Electrical



Outlet cover plates missing.

Bedrooms

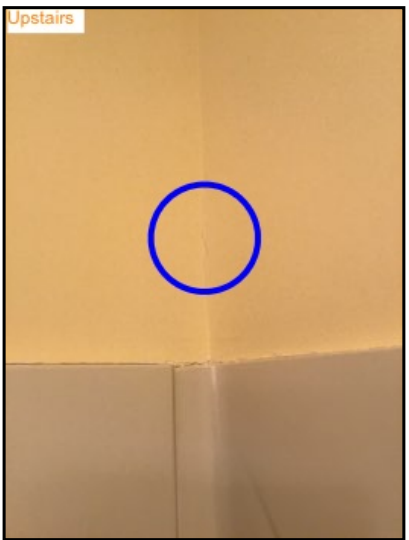
Page 30 Item: 9 | Window Condition



Some windows did not stay open.

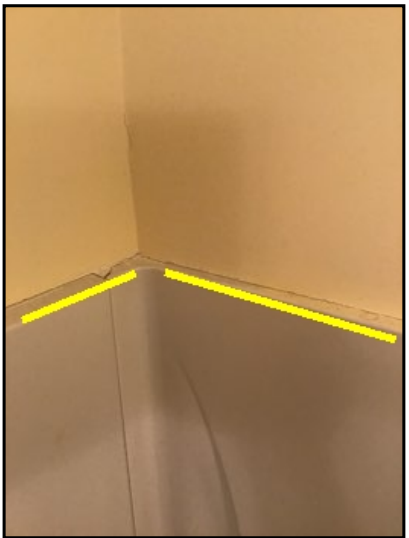
Bathroom

Page 32 Item: 5 | Wall Condition



Minor Repairs needed, Suggest sanding evenly and touch-up paint.

Page 33 Item: 16 Shower Walls



Recommend sealing all gaps to stop water infiltration into walls.

Kitchen

Page 35 Item: 5 Counters



Recommend chaulking between counter top and wall.

Electrical

Page 42 Item: 1 | Electrical Panel | • Loose electric panel noted. Strongly suggest securing.



Loose electric panel noted. Strongly suggest securing.

Master Bath

Page 46 Item: 4 | Counters |



Recommend sealing gaps as necessary.

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Condominium/Townhouse

3. Occupancy

Occupancy: Vacant

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Materials: Common area of home owners association.

Materials: Asphalt shingles noted.

Observations:

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

2. Flashing

3. Chimney

4. Sky Lights

5. Spark Arrestor

6. Vent Caps

7. Gutter

Observations:

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

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Scuttle Hole located in:
- Bedroom Closet.

2. Structure

3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.

4. Vent Screens

Observations:

- Vent screens noted as functional.

5. Duct Work

6. Electrical

Observations:

- Most areas not accessible due to insulation.

7. Attic Plumbing

Observations:

- **PVC** plumbing vents

8. Insulation Condition

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 14-16 inches in depth



9. Chimney

10. Exhaust Vent

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

2. Foundation Perimeter

3. Foundation Walls

4. Cripple Walls

5. Ventilation

6. Vent Screens

7. Access Panel

8. Post and Girders

9. Sub Flooring

10. Anchor Bolts

Observations:

- The anchor bolts were not visible, obscured by drywall.

11. Foundation Electrical

Observations:

- Recommend installing and/or replacing bulbs to insure proper operation.



Recommend installing and/or replacing bulbs to insure proper operation.

12. Foundation Plumbing

Observations:

- 3/4 inch copper

13. Sump Pump

14. Ducting

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted.

Observations:

- Driveway in good shape. Recommend sealing to extend life.



Driveway in good shape. Recommend sealing to extend life.



Driveway in good shape. Recommend sealing to extend life.

2. Grading

Observations:

- Tripping hazard noted due to gutter system runoff, recommend pipe installation to further prevent erosion.



Tripping hazard noted due to gutter system runoff, recommend pipe installation to further prevent erosion.

3. Vegetation Observations

Observations:

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

4. Gate Condition

5. Patio and Porch Deck

6. Stairs & Handrail

7. Grounds Electrical

Observations:

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

8. GFCI

Observations:

- **GFCI** receptacles are in good condition.

9. Main Gas Valve Condition

10. Plumbing

Materials: Copper piping noted.

11. Water Pressure

Observations:

- 80

12. Pressure Regulator

Observations:

- None.

13. Exterior Faucet Condition

Location: Right

14. Balcony

15. Patio Enclosure

16. Patio and Porch Condition

17. Fence Condition

18. Sprinklers

19. Porch

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

2. Window Condition

Observations:

- Loose shutters noted, recommend correction.



Loose shutters noted, recommend correction.

3. Siding Condition

Materials: Vinyl siding, wood frame construction, concrete / block foundation

Observations:

- Recommend sealing gaps and voids as necessary.



Recommend sealing gaps and voids as necessary.

4. Eaves & Facia

5. Exterior Paint

6. Stucco

Garage

1. Roof Condition

Materials: Common area of home owners association. • Roofing is the same as main structure.

Materials: Asphalt shingles noted.

Observations:

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

2. Walls

Observations:

- Appeared satisfactory, at time of inspection.

3. Anchor Bolts

Observations:

- The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

6. Electrical

7. GFCI

Observations:

- GFCI in place and operational

8. 240 Volt

Observations:

- There are no 240 volt outlets visible in this room.

9. Exterior Door

10. Fire Door

Observations:

- Appeared satisfactory and functional, at time of inspection.

11. Garage Door Condition

Materials: Vertical door noted.

Observations:

- Loose trim Noted.



Loose trim Noted.

12. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

13. Garage Opener Status

Observations:

- Chain drive opener noted.

14. Garage Door's Reverse Status

Observations:

- Eye beam system present and operating.

15. Ventilation

16. Vent Screens

17. Cabinets

18. Counters

19. Wash Basin

Water Heater

1. Base

Observations:

- The water heater base is functional.



The water heater base is functional.

2. Heater Enclosure

Observations:

- The water heater enclosure is functional.



The water heater enclosure is functional.

3. Combusion

4. Venting

5. Water Heater Condition

Heater Type: Electric

Location: The heater is located in the garage.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.

6. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.



Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Observations:

- 40 gallons

8. Gas Valve

9. Plumbing

Materials: SharkBit

Observations:

- No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Materials: PVC

Observations:

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



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

11. Strapping

Laundry

1. Locations

Locations: Hall

2. Doors

Observations:

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

3. Window Condition

4. Ceiling Condition

Materials: There are drywall ceilings noted.

5. Wall Condition

Materials: Drywall walls noted.

6. Floor Condition

Materials: Floating laminate type flooring noted.

7. Electrical

8. GFCI

9. Dryer Vent

10. Plumbing

Observations:

- Some not accessible.

11. Cabinets

12. Counters

13. Exhaust Fan

14. Gas Valves

15. Wash Basin

16. Security Bars

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Door Bell

Observations:

- Operated normally when tested.

2. Bar

3. Doors

4. Window Condition

Materials: Aluminum framed double hung window noted.

5. Wall Condition

Materials: Drywall walls noted.

Observations:

- Blotchy Paint noted.



Blotchy Paint noted.



Blotchy Paint noted.



Blotchy Paint noted.

6. Ceiling Condition

Materials: There are drywall ceilings noted.

7. Floor Condition

Observations:

- Carpet Noted
- Tile Floor Noted
- Loose Baseboards noted, recommend correction.



Loose Baseboards noted, recommend correction.

8. Electrical

Observations:

- Outlet cover plates missing.



Outlet cover plates missing.

9. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

10. Closets

11. Stairs & Handrail



12. Fireplace

13. Patio Doors

14. Screen Doors

15. Cabinets

16. Smoke Detectors

17. Window-Wall AC or Heat

18. Security Bars

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Left • Right

2. Doors

3. Closets

Observations:

- The closet is in serviceable condition.

4. Electrical

Observations:

- No issues at the time of inspection.

5. Wall Condition

Materials: Drywall walls noted.

6. Floor Condition

Flooring Types: Carpet is noted.

7. Ceiling Condition

Materials: There are drywall ceilings noted.

8. Ceiling Fans

Observations:

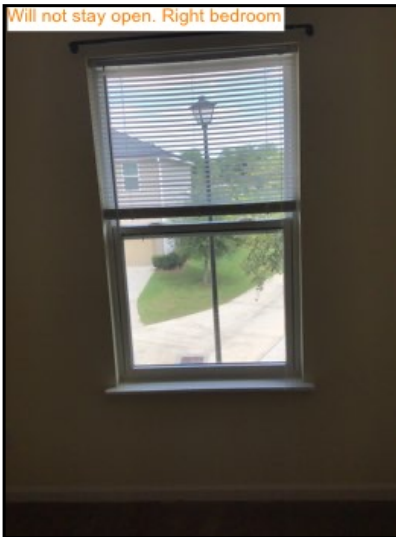
- Operated normally when tested, at time of inspection.

9. Window Condition

Materials: Aluminum framed double hung window noted.

Observations:

- Some windows did not stay open.



Some windows did not stay open.

10. Cabinets

11. Fireplace

12. Smoke Detectors

13. Window-Wall AC or Heat

14. Security Bars

15. Patio Doors

16. Screen Doors

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Half bathroom • Upstairs

2. Cabinets

Observations:

- No deficiencies observed.

3. Sinks

4. Counters

Observations:

- Solid Surface tops noted.

5. Wall Condition

Observations:

- Minor Repairs needed, Suggest sanding evenly and touch-up paint.



Minor Repairs needed, Suggest sanding evenly and touch-up paint.

6. Ceiling Condition

Materials: There are drywall ceilings noted.

7. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.

8. Floor Condition

Materials: Ceramic tile is noted.

9. Window Condition

10. Doors

Observations:

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

11. Electrical

Observations:

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

12. GFCI

Observations:

- GFCI in place and operational

13. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

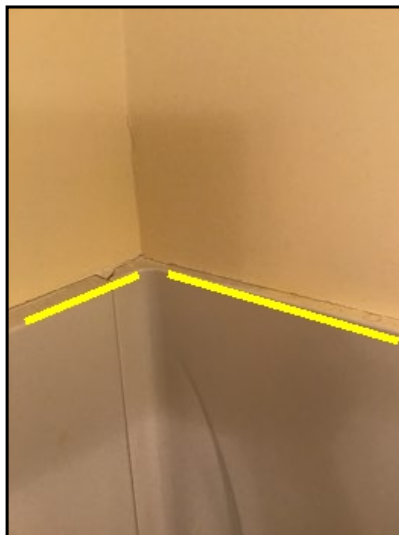
14. Plumbing

15. Enclosure

16. Shower Walls

Observations:

- Fiberglass surround noted.
- Recommend sealing all gaps to stop water infiltration into walls.



Recommend sealing all gaps to stop water infiltration into walls.

17. Showers

Observations:

- functional

18. Bath Tubs

Observations:

- Tub

19. Mirrors

20. Heating

Observations:

- Unable to operate due to locked thermostat, see thermostat.

21. Security Bars

Kitchen

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

1. Cabinets

Observations:

- No deficiencies observed on all kitchen cabinets.



No deficiencies observed on all kitchen cabinets. No deficiencies observed on all kitchen cabinets.

2. Plumbing

3. Electrical

Observations:

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

4. GFCI

Observations:

- GFCI in place and operational.

5. Counters

Observations:

- Granite tops noted.
- Recommend chaulking between counter top and wall.
- Recommend sealing gaps and void to prevent moisture intrusion.



Recommend chalking between counter top and wall.

6. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

7. Floor Condition

Materials: Ceramic tile is noted.

8. Dishwasher

Observations:

- Operated.



Operated.

9. Vent Condition

Materials: Recirculating

10. Microwave

Observations:

- No issues at the time of inspection.



No issues at the time of inspection.

11. Cook top condition

Observations:

- Electric cook top noted.
- All heating elements operated when tested.



All heating elements operated when tested.

12. Window Condition

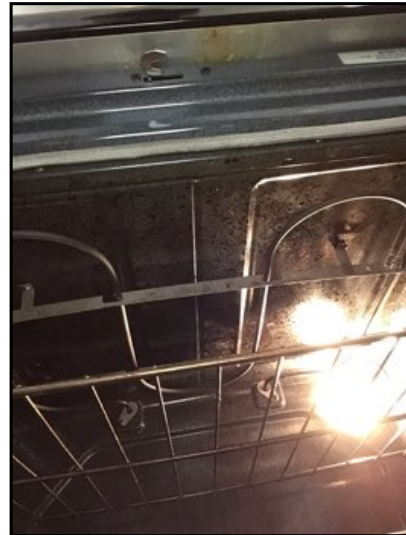
13. Oven & Range

Observations:

- Oven(s): Electric
- All heating elements operated when tested.



All heating elements operated when tested.



All heating elements operated when tested.

14. Wall Condition

Materials: Drywall walls noted.

15. Doors

Observations:

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

16. Ceiling Condition

Materials: There are drywall ceilings noted.

17. Sinks

18. Drinking Fountain

19. Spray Wand

Observations:

- The spray wand was operated and was functional.

20. Hot Water Dispenser

21. Soap Dispenser

22. Refrigerator

Materials: Whirlpool

Observations:

- No issues at the time of inspection.

23. Patio Doors

24. Screen Doors

25. Trash Compactor

26. Security Bars

Heat/AC

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

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

1. Heater Condition

Materials: Location: • The furnace is located in the hall closet
Materials: Heat pump noted.

2. Heater Base

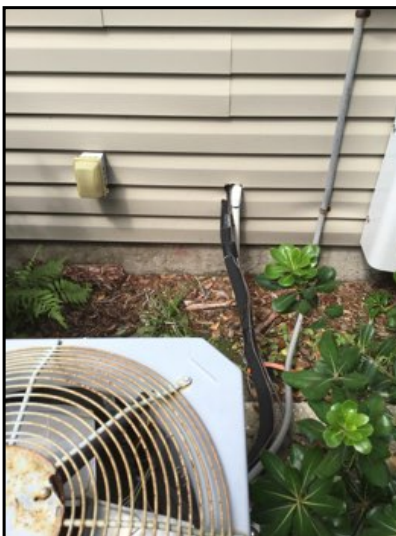
3. Enclosure

4. Venting

5. Gas Valves

6. Refrigerant Lines

Observations:
• No defects found.



7. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Unable to operate due to locked thermostat, see thermostat.



8. Air Supply

Observations:

- Unable to operate due to locked thermostat, see thermostat.

9. Registers

10. Filters

Location: Located inside heater cabinet.

11. Thermostats

Observations:

- Unable to operate due to locked thermostat, see thermostat.



Unable to operate due to locked thermostat, see thermostat.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Main Location: • Main Disconnect at Meter Box.

Observations:

- Loose electric panel noted. Strongly suggest securing.



Loose electric panel noted. Strongly suggest securing.

2. Main Amp Breaker

Observations:

- 150 amp



150 amp

3. Breakers in off position

Observations:

- 0



4. Cable Feeds

Observations:

- There is an underground service lateral noted.

5. Breakers

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Master Bedroom

1. Locations

Locations: Master#1

2. Doors

3. Closets

Observations:

- Suggest sealing holes and necessary.



Suggest sealing holes and necessary.

4. Electrical

5. Wall Condition

Materials: Drywall walls noted.

6. Floor Condition

Flooring Types: Carpet is noted.

7. Ceiling Condition

Materials: There are drywall ceilings noted.

8. Ceiling Fans

9. Window Condition

Materials: Aluminum framed double hung window noted.

10. Cabinets

11. Fireplace

12. Smoke Detectors

13. Window-Wall AC or Heat

14. Security Bars

15. Patio Doors

16. Screen Doors

Master Bath

1. Locations

Locations: Master Bathroom

2. Doors

Observations:

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

3. Cabinets

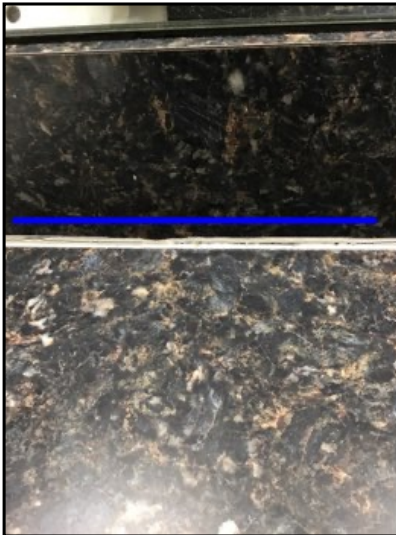
Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

4. Counters

Observations:

- Plastic laminate tops noted.
- Recommend sealing gaps as necessary.



Recommend sealing gaps as necessary.

5. Sinks

6. Plumbing

7. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.

8. Ceiling Condition

Materials: There are drywall ceilings noted.

9. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

10. Wall Condition

11. Floor Condition

Materials: Ceramic tile is noted.

12. Window Condition

13. Electrical

Observations:

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

14. GFCI

Observations:

- GFCI in place and operational

15. Enclosure

16. Shower Walls

Observations:

- Ceramic tile noted.

17. Showers

Observations:

- functional

18. Bath Tubs

19. Mirrors

20. Heating

21. Security Bars

Residential Earthquake Hazards Report

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

EXECUTED BY:

 (Seller) (Seller) Date

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

 (Buyer) (Buyer) Date