



## Initial Property Inspection and Property Analysis Report

Shoreline's inspector will conduct a thorough property inspection according to our comprehensive checklist and then furnish a detailed and valuable Property Analysis Report. A summary of the inspection items is provided below:

### Site Items

Site drainage, erosion, irrigation system, landscaping, steps, handrails, termite and pest control, mailbox, driveway surface, swimming pool/spa structure, equipment, and deck, yard gates, screen enclosure, cupola, and pergola. **Optional items:** dune walkover, boat ramps, boat houses, docks, pilings, pile caps, and boat lifts.

### Exterior Surfaces

Stucco, siding, paint, trim, roofing material, flashing, drip edge, gutter and downspouts, chimney, soffits, fascia, columns, railings, and shutters. All weatherproofing, insulating, caulking, and sealing systems will be given special attention.

### Structural Components

Foundation and structural concrete system including inspection for differential settlement, shear cracks, slab shrinkage, excessive deflection, corrosion of steel connections and rebar, and foundation erosion. Structural wood systems including inspection of columns, beams, floor joists, trusses, web members, gussets, plates, collar ties, bracing, steel connections, and tie downs.

### Interior Finishes

Ceramic and stone tiles including inspection of surface condition, shrinkage and expansion, control joints, cracking, and lifting. Wood flooring including moisture testing and inspection of surfaces and trim for lifting, movement, and warping. Also includes all wall and ceiling surfaces, trim pieces, stairways, handrails, coverings and trim pieces.

**Optional items:** air quality and mold tests.

### Doors, Windows, Hardware

Complete inspection of all interior and exterior windows, glazing, doors, sliding doors, pocket doors, louvers, shutters, weather-stripping, and hardware looking for signs of water infiltration, energy loss, cracking, corrosion, misalignment, binding, warping, and shrinkage.

### Cabinets and Countertops

All interior and exterior cabinet components including cabinet bases, panels, mounting, baseboards, shelving, trim, doors, and hardware. All solid surfaces and trim including cultured marble, Corian, granite, tile, and laminate.



### Equipment and Specialties

Central vacuum, kitchen appliances, laundry appliances, ironing board, medicine cabinets, gas grille, and garage doors operators. **Optional items:** chandelier lifts, dumbwaiter, elevator, and handicap lifts.

### Mechanical

Thorough evaluation of heating, ventilating and air-conditioning system including evaluation of condensing unit, air handler, filtration, and refrigerant and condensation lines. Also fireplace, kitchen, bath, and attic venting systems.

### Electrical

Meter socket, grounding, panel, distribution panels, panel connections, surge protectors, circuit breakers, ground fault interrupt receptacles (GFCI and AFCI), general receptacles and switches. Also includes bath fans, ceiling fans, smoke detectors, interior and exterior light fixtures, time clocks. **Optional items:** lightning protection, landscape lighting, security, and surveillance systems.

### Plumbing

Water meter and supply valves, water heater operation and connections, fixture shut off valves, sink aerators, garbage disposal, faucets, shower heads, hoses, sink stoppers, and P-traps. Operation of water closets, flush mechanisms, and valve connections. **Optional items:** septic system, water softening and filtration system.