



# The Inspector



8727 East Paraiso Drive, Scottsdale, AZ 85255  
Inspection prepared for: Michael Mazzella  
Date of Inspection: 9/16/2016 Time: 7:00am -6:45pm  
Age of Home: Built in 1981 Size: 2047 S.F.  
Weather: Sunny, 80's. No rain in past 3 days.  
Front of House Faces: North  
Client/Agent Present at Inspection? Client  
House Occupied? No

Inspector: Toby Karlquist  
License #52249  
Mesa, AZ  
Phone: 480-390-9970  
Email: [toby@theazinspector.com](mailto:toby@theazinspector.com)  
[theazinspector.com](http://theazinspector.com)

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### Inspection Summary

#### Exterior

Page 22 Item: 6	Receptacle/Wiring Comments	<p><b>Exterior GFCI outlets did not trip when tested. The exterior electrical outlets appear to be controlled by the non-functioning GFCI outlet on the back wall of the garage. Recommend further review/repair by a qualified electrician.</b></p> <p><b>Photo cell junction box is detached from house - exposed wires noted. Recommend further review/repair by a qualified electrician</b></p> <p><b>Exterior conduit is deteriorated - exposed wires noted. Recommend further review/repair by a qualified electrician.</b></p>
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#### Roof

Page 25 Item: 2	Roof Comments	<p><b>Cracked tiles noted</b></p> <p><b>Broken tiles noted</b></p> <p><b>Holes/deterioration noted in foam in one or more location(s) Recommend further review/repair by a qualified roofing contractor.</b></p> <p><b>Cracking noted in foam around railings on lower roof</b></p>
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#### Garage

Page 39 Item: 9	Electrical Comments	<p><b>Amateur wiring practices observed at one or more locations. Recommend review and repair of spliced and taped wires by a Qualified Electrician.</b></p>
Page 39 Item: 10	GFCI Comments	<p><b>GFCI outlet by interior garage door did not trip when tested. This also appears to be the GFCI reset location for the exterior outlets which did not trip when tested. Suggest review/repair by qualified electrician.</b></p>

#### Interior Areas

Page 54 Item: 1	Exterior Door Comments	<p><b>All of the exterior doors have dead bolt locks that are key only and present a safety issue. If they are in the locked position in the event of an emergency a quick egress might be impossible if the key is not readily available. Recommend upgrading deadbolt to lever type or keeping the key on a nail close by the door to enhance safety of occupants.</b></p>
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Page 56 Item: 6	Stairs & Handrail Comments	<p><b>Current building standards allow a maximum of 4 inches between spindle spacing and below railings. This may not have been the standard when this home was built. Possible safety hazard to small children falling through openings and/or getting their heads stuck between spindles. Recommend upgrades to enhance safety of occupants and guests.</b></p> <p><b>Current building standards require that the handrail returns to the wall to prevent loose clothing or a purse strap (for example) from getting caught and potentially presenting a safety hazard. This may not have been the standard when this home was built. Recommend upgrading handrail to enhance safety of occupants.</b></p>
Page 59 Item: 11	Smoke Detector Comments	<p><b>Smoke detectors are made to last 7 to 10 years. The age of the smoke detectors in this home is unknown. I highly recommend replacing existing smoke detectors and adding additional alarms in each bedroom.</b></p>
<b>Bedrooms</b>		
Page 70 Item: 9	Bedroom Smoke Detector Comments	<p><b>No smoke detectors installed in guest bedrooms</b></p>
<b>Laundry</b>		
Page 79 Item: 6	Laundry Room Electrical Comments	<p><b>Missing 220V outlet cover in laundry room</b></p> <p><b>Outlet cover missing</b></p>

**INTRODUCTION**

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call me 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, I am still available to you for any questions you may have, throughout the entire closing process.

The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. This report identifies specific non-code, non-cosmetic concerns that I feel may need further investigation or repair. For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects. Please note that this report is a snapshot in time of the condition of this home on the day I inspected it. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to verify the condition of the property, using this report as a guide.

**PURPOSE AND SCOPE**

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be suggested. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by The Inspector, PLLC for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the Standards of Professional Practice set forth by the Arizona State Board of Technical Registration ([http://www.btr.state.az.us/regulations/home\\_inspectors.asp](http://www.btr.state.az.us/regulations/home_inspectors.asp)) along with the International Standards of Practice for Inspecting Residential Properties set forth by the International Association of Certified Home Inspectors. ([www.nachi.org/sop.htm](http://www.nachi.org/sop.htm)). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Any acceptance or use of this inspection report shall constitute acceptance of all the terms and Standards set forth by the state of Arizona Board of Technical Registration Standards of Professional Practice. The conditions noted/stated in this inspection report are for the sole purpose of identifying conditions which exist at the time of this inspection. I cannot, and do not, imply or guess how long any item in this inspection report will serve the purpose it was designed or manufactured for. Home Warranty insurance is for the unforeseen future failure of a buildings fixtures, systems and components. Furthermore, any reported items needing repair, service, or replacement, should be done by licensed contractors.

I inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

**EXCLUSIONS AND LIMITATIONS**

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Licensed Home Inspector, not a professional engineer, and that, despite all efforts, there is no way I can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. I suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating,

foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety.

This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all excluded items as described in the Inspection Agreement. Inspecting for the presence of mold on surfaces and in the air is not a part of the inspection.

The International Standards of Practice for Inspecting Residential Properties are applicable to all residential properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. I do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Residential Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

### **PERMITS/BUILDING CODE VIOLATIONS**

If you are concerned about code violations or building permit information you should contact the City Building Department the building is located in for further information.

### **RODENTS, VERMIN, AND PESTS**

Vermin and other pests are part of our natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even

the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

### **A WORD ABOUT CONTRACTORS**

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this home inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the specific circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. If I spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, I may indeed find additional problems. Of course, I could possibly cause some problems in the process. And, therein lies the quandary. I want to set your expectations as to what an inspection is, and what it is not.

Home Inspectors are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than I do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the "big picture" to give you the best possible evaluation of your potential new home.

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### **RATING DEFINITIONS**

The following definitions of comment descriptions represent this inspection report. Any recommendations in this report to repair or replace suggests a second opinion or further inspection by a qualified contractor and all costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**GOOD** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear. It does not mean the item is perfect, but does meet a reasonable standard on the day of the inspection.

**FAIR** = The item, component or unit is not functioning as intended or needs repair or maintenance by homeowner/buyer or a qualified contractor, depending on the item and repair/maintenance required. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**POOR** = The item, component or unit will require immediate repair, replacement, is defective, not functioning as intended, shows signs of excessive wear/damage or needs further inspection by a qualified licensed contractor or qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**S/H = Safety or Hazard Concern.** The item, component or unit has a condition that is considered harmful or dangerous due to its presence or absence. The risk may be due to damage, deterioration, improper installation or a change in adopted construction standards and should be evaluated by a qualified licensed contractor or qualified specialist.

**N/A = NOT APPLICABLE.** This item, component or unit is not in this home or is inaccessible at the time of this inspection.

**NOT INSPECTED** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended.

**FYI** = For Your Information. These are comments, explanations or definitions meant to inform or give more information about and item, component or system.

## Emergency/Important Info

### 1. Water shutoff location at house

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location:**

Main water shutoff for house located on north exterior side by garage



### 2. Water shutoff location at street

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location:**

City water shutoff located in northwest corner of lot by street



### 3. Electric panel main breaker shutoff location

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location:**

**Main electric shutoff located on east exterior side of garage**



### 4. Valve box locations

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location:**

**Valve box 1 location: East side of garage**

**Valve box 2 location: Southeast corner of back patio**





Valve box 1 location: East side of garage



Valve box 1 location: East side of garage



Valve box 2 location: Southeast corner of back patio



Valve box 2 location: Southeast corner of back patio

**5. Timer location**

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location:**

**Timer location: East exterior side of house**



Timer location: East exterior side of house



Timer location: East exterior side of house

### 6. Sink water shutoff locations

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location:**

**Water shutoffs for sinks located below sinks on back wall**



### 7. Toilet water shutoff location

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location:**

**Water shutoffs for toilets located on left side of toilets**



Water shutoffs for toilets located on left side of toilets

### 8. Furnace filter location/size

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Location/Filter Size

Furnace filter location: Furnace base. Size: 20" x 20"



Furnace filter location: Furnace base. Size: 20" x 20"



Furnace filter location: Furnace base. Size: 20" x 20"



Furnace filter location: Furnace base. Size: 20" x 20"



Furnace filter location: Furnace base. Size: 20" x 20"

### 9. GFCI breaker reset location(s)

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location:**

**GFCI** reset for exterior outlets appears to be located on back wall of garage

GFCI reset for 2nd floor northwest bedroom guest bath and main floor guest bath located in 2nd floor northeast guest bath



GFCI reset for exterior outlets appears to be located on back wall of garage

# Site

### 1. Grading/Drainage/Vegetation Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Lot Type

Flat/Minimal Slope

#### Observations:

Trees/shrubs are overgrown and in contact with structure. Recommend trimming back foliage a minimum of 12 inches of clearance. This will provide adequate circulation to dry out structure as well as limit potential organic growth and help prevent entry by insects and rodents through cracks and crevices.



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### 2. Retaining Wall Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Locations:

South side of townhouse

### 3. Driveway Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

Concrete

#### Observations:

Concrete driveway appears to be in good condition with common cracks noted.



Concrete driveway appears to be in good condition with common cracks noted.

#### 4. Sidewalk Comments

Good	Fair	Poor	S/H	N/A
X				

**Materials:**

Concrete

Tile

**Observations:**

Concrete/tile sidewalks appear to be in good condition with common cracks noted.



Concrete/tile sidewalks appear to be in good condition with common cracks noted.

### 5. Front Entry Condition

Good	Fair	Poor	S/H	N/A
X				

**Locations:**

South side of townhouse

**Porch Materials:**

Concrete

**Observations:**

Front entryway appeared to be in good condition at time of inspection.



Front entryway appeared to be in good condition at time of inspection.



Front entryway appeared to be in good condition at time of inspection.

### 6. Patio Conditions

Good	Fair	Poor	S/H	N/A
	X			

**Locations:**

South side of townhouse

**Patio Materials:**

Tile

**Observations:**

Cracked tile(s) noted on patio



Cracked tile(s) noted on patio

### 7. Deck Comments

Good	Fair	Poor	S/H	N/A
X				

#### Deck Materials:

Wood

2nd floor northwest balcony not visible for inspection

Rolled/coated composition cap sheet

#### Observations:

Full view of deck and its structural components was limited due to no access/limited visibility to all framing materials and fasteners (including but not limited to ledger boards, ledger bolts, joist hangers,) to assure that proper construction practices were performed.

### 8. Railing Comments

Good	Fair	Poor	S/H	N/A
	X			

#### Observations:

Loose railing noted at back balcony.



Loose railing noted at back balcony.



### 9. Lawn Sprinklers/Drip System Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Details:

Valve 1 location: East side of garage in front courtyard

Timer location 1, 2 and 3: East exterior wall in front courtyard.

#### Observations:

**Drip system appears operational**

**Lawn sprinklers appear operational.**

**Operated manually.**

**Recommend repositioning sprinkler/drip heads so they do not spray on front sidewalk.**

**The drips system did not appear to operate when the valves were turned on manually on back patio.**



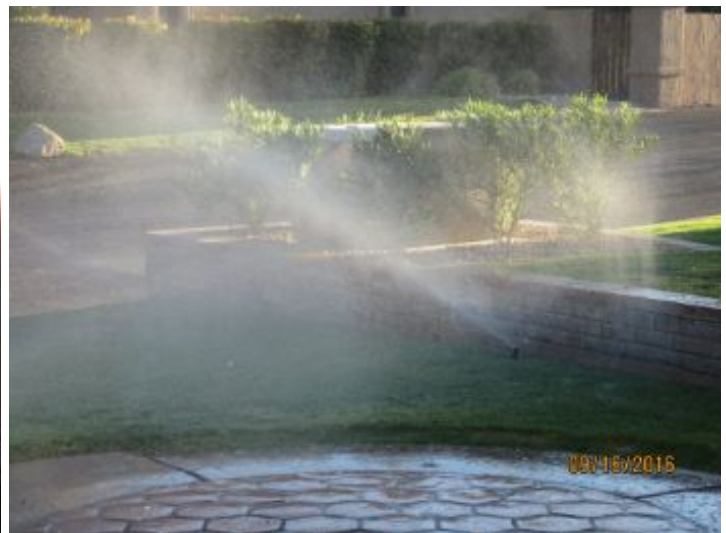
Recommend repositioning sprinkler/drip heads so they do not spray on front sidewalk.



Drip system appears operational



Lawn sprinklers appear operational.



Lawn sprinklers appear operational.

# Exterior

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected accessories as listed herein; elements concealed from view by any means cannot be inspected. All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and everchanging weather conditions.

Style and material descriptions are based on predominant or representative components and are provided for general information purposes only; specific types and/or material make-up is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, sun shades, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the Interior/Rooms and Structural Components sections.

NOTE: Inspection of exterior site elements and components is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing.

In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, pools, spas and other recreational items unless specifically noted. Additional information related to site component and element conditions may be found under other headings in this report, including the Structural Components section.

FYI: Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Vegetation too close to the home can contribute to root damage to the foundation, privacy walls, sidewalks, patios, pool decks and driveways. Trees and shrubs planted too close to the home and cause damage by the branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around retaining walls and drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

# 1. Structure Wall Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Construction Method:

Block/masonry

Stucco

## Observations:

Common cracking noted

Evidence of deteriorated paint noted, recommend proper prep and painting of all exterior wood materials to extend the useful lifespan and maintain a weather tight structure.

Parapet wall at perimeter of roof has several locations that need patching/caulking to prevent unwanted moisture from entering structure.

Suggest trimming vegetation away from structure.

Recommend caulking around windows



Evidence of deteriorated paint noted, recommend proper prep and painting of all exterior wood materials to extend the useful lifespan and maintain a weather tight structure.

Evidence of deteriorated paint noted, recommend proper prep and painting of all exterior wood materials to extend the useful lifespan and maintain a weather tight structure.



Evidence of deteriorated paint noted, recommend proper prep and painting of all exterior wood materials to extend the useful lifespan and maintain a weather tight structure.



Common cracking noted



Common cracking noted



Parapet wall at perimeter of roof has several locations that need patching/caulking to prevent unwanted moisture from entering structure.



Suggest trimming vegetation away from structure.



Common cracking noted



Recommend caulking around windows

## 2. Trim Condition

Good	Fair	Poor	S/H	N/A
X				

### Trim Materials:

Stucco

Wood

## 3. Hose Bibb Condition

Good	Fair	Poor	S/H	N/A
X				

### Valve type:

Hose Bibb

### Observations:

Hose bibbs appear operational at time of inspection

## 4. Door Bell

Good	Fair	Poor	S/H	N/A
				X

### Observations:

Door bell did not work at time of inspection. Suggest having a handyman troubleshoot the problem or replace it with a wireless doorbell available at a hardware store.



Door bell did not work at time of inspection. Suggest having a handyman troubleshoot the problem or replace it with a wireless doorbell available at a hardware store.

### 5. Lighting Comments

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

Exterior lighting was operational at time of inspection.



Exterior lighting was operational at time of inspection.



Exterior lighting was operational at time of inspection.

### 6. Receptacle/Wiring Comments

Good	Fair	Poor	S/H	N/A
			X	

**Observations:**

**Exterior GFCI outlets did not trip when tested. The exterior electrical outlets appear to be controlled by the non-functioning GFCI outlet on the back wall of the garage. Recommend further review/repair by a qualified electrician.**

**Photo cell junction box is detached from house - exposed wires noted. Recommend further review/repair by a qualified electrician**

**Exterior conduit is deteriorated - exposed wires noted. Recommend further review/repair by a qualified electrician.**



Photo cell junction box is detached from house - exposed wires noted. Recommend further review/repair by a qualified electrician



Photo cell junction box is detached from house - exposed wires noted. Recommend further review/repair by a qualified electrician



Exterior conduit is deteriorated - exposed wires noted. Recommend further review/repair by a qualified electrician.



Exterior conduit is deteriorated - exposed wires noted. Recommend further review/repair by a qualified electrician.



Exterior GFCI outlets did not trip when tested. The exterior electrical outlets appear to be controlled by the non-functioning GFCI outlet on the back wall of the garage. Recommend further review/repair by a qualified electrician.

## 7. Exterior Comments

### Notes:

All surfaces of the exterior of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window.

Exterior components and conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. All improved surfaces such as patios, pool decks, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems.

# Foundation

## 1. Foundation Type

### Type:

Slab on Grade

### Materials:

Poured Concrete Wall

## 2. Slab on Grade Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Observations:

Visible perimeter appears satisfactory in the areas that I can see.  
(normal cracks)

Interior not visible due to floor coverings - inspection limited



### 3. Foundation Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Notes::

Visible perimeter appears satisfactory with what I consider to be normal cracks. These appear to be related to the curing process or common settling of the foundation. Many of these types of cracks are the result of the soil below the foundation expanding and contracting with rainfall and the subsequent extended dry periods that we experience here in the desert. As a Home Inspector I am a generalist. If there is a concern about the foundation I suggest further review by a licensed structural engineer.

## Roof

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason including the the underlayment cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.

Issues related to roof or roofing conditions may also be covered under other headings in this report, including the Attic section. It is highly recommended to ask the seller (if possible) about the age and history of the roof and obtain roof documentation (if available). Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by fresh interior paints and finishes. Leakage can develop at any time and may depend on rain intensity, wind direction and other factors. I recommend an annual inspection and maintenance of your roof to minimize the risk of leakage and to maximize roof life. A home inspector is not required to walk on the roofing if deemed unsafe for any reason.

### 1. Inspection Method

#### *How was roof inspected?*

Walked roof

## 2. Roof Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Method:**

Gable roof

Flat/low sloped roof

**Surface Type:**

Spray Polyurethane Foam (SPF)

Clay tiles

**Observations:**

Ponding noted in one or more location(s)

Alligating or cracking of roof surface noted in one or more location(s)

**Cracked tiles noted**

**Broken tiles noted**

**Holes/deterioration noted in foam in one or more location(s)  
Recommend further review/repair by a qualified roofing contractor.**

**Cracking noted in foam around railings on lower roof**



Cracking noted in foam around railings on lower roof



Cracking noted in foam around railings on lower roof



Cracking noted in foam around railings on lower roof



Ponding noted in one or more location(s)



Cracked tiles noted



Broken tiles noted



Broken tiles noted



Broken tiles noted



Broken tiles noted



Alligatoring or cracking of roof surface noted in one or more location(s)



Alligatoring or cracking of roof surface noted in one or more location(s)



Holes/deterioration noted in foam in one or more location(s)  
Recommend further review/repair by a qualified roofing contractor.



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Holes/deterioration noted in foam in one or more location(s)  
Recommend further review/repair by a qualified roofing contractor.

### 3. Flashing Comments

Good	Fair	Poor	S/H	N/A
X				

### 4. Vent Cap Comments

Good	Fair	Poor	S/H	N/A
	X			

#### Observations:

Vent caps appear functional

Lint buildup noted at vent cap of dryer vent termination. Suggest routine cleaning of dryer vent to prevent potential fire hazard and to enhance safety of occupants



Lint buildup noted at vent cap of dryer vent termination. Suggest routine cleaning of dryer vent to prevent potential fire hazard and to enhance safety of occupants



Vent caps appear functional

### 5. Skylight Comments

Good	Fair	Poor	S/H	N/A
X				

#### Observations:

The skylight appeared to be in good condition at the time of inspection.

Due to the fact that skylights are susceptible area of potential water intrusion it is recommended to perform an annual inspection of all roof flashings.



Due to the fact that skylights are susceptible area of potential water intrusion it is recommended to perform an annual inspection of all roof flashings.

### 6. Chimney Comments

Good	Fair	Poor	S/H	N/A
X				

#### Materials:

Block/masonry

#### Observations:

The chimneys appeared to be in good condition at the time of inspection



The chimneys appeared to be in good condition at the time of inspection

### 7. Spark Arrestor Comments

Good	Fair	Poor	S/H	N/A
X				

#### Observations:

Spark arrestor/rain caps were present at the time of inspection



Spark arrestor/rain caps were present at the time of inspection

### 8. Gutter/Downspout Comments

Good	Fair	Poor	S/H	N/A
		X		

#### Observations:

Scupper in northeast corner of upper roof has been sealed with concrete. It appears that water pools in this area when it rains. Recommend review by roofing contractor.



Scupper in northeast corner of upper roof has been sealed with concrete. It appears that water pools in this area when it rains. Recommend review by roofing contractor.



Scupper in northeast corner of upper roof has been sealed with concrete. It appears that water pools in this area when it rains. Recommend review by roofing contractor.



Scupper in northeast corner of upper roof has been sealed with concrete. It appears that water pools in this area when it rains. Recommend review by roofing contractor.

## 9. Roof Comments

### *Notes:*

The roof of the home was inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. My inspection makes an attempt to find potential leaks but sometimes cannot. Please be aware that I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

NOTE: Most roofs have a finite life and could require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the water tightness of rooftop elements should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Any gutters and downspouts will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In General, fascia and soffit areas are not readily accessible for inspection; If not maintained, these components are prone to decay, insect and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

## Attic



### 1. Attic Access Comments

Good	Fair	Poor	S/H	N/A
X				

#### Observations:

Location 1: 2nd floor northeast guest bedroom ceiling



Location 1: 2nd floor northeast guest bedroom ceiling

### 2. Construction Type

#### Construction Type:

Conventional framing with planks and OSB sheathing

Entered - Partially accessible (Inspection limited)

### 3. Insulation Comments

Good	Fair	Poor	S/H	N/A
X				

#### Insulation Material:

Fiberglass batts

#### Insulation Depth:

Insulation appeared to be R-30, 9 1/2" batts in the areas I could see

#### Observations:

Fiberglass batt insulation installed between roof trusses.



Fiberglass batt insulation installed between roof trusses.



Fiberglass batt insulation installed between roof trusses.



Fiberglass batt insulation installed between roof trusses.



Fiberglass batt insulation installed between roof trusses.

#### 4. Attic Structure Comments

Good	Fair	Poor	S/H	N/A
X				

#### Observations:

Roof structure appeared to be in good condition with no visible evidence of water stains or structural issues in the areas that I had access to.

Mouse traps noted in attic. (No evidence of mice noted at the time of inspection)



Mouse traps noted in attic. (No evidence of mice noted at the time of inspection)



Mouse traps noted in attic. (No evidence of mice noted at the time of inspection)



Roof structure appeared to be in good condition with no visible evidence of water stains or structural issues in the areas that I had access to.



Roof structure appeared to be in good condition with no visible evidence of water stains or structural issues in the areas that I had access to.



Roof structure appeared to be in good condition with no visible evidence of water stains or structural issues in the areas that I had access to.

## 5. Attic Comments

**Notes:**

Not all areas of the roof structure were visible for inspection due to limited/no access.

# Garage

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.

A normal home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements.

Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including Roof System and Exterior Components.

## 1. Garage Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Type of Garage:**

Attached Garage

**Door Material, Style, Quantity and Size**

**Metal**

**Wood**

**Roll-up panel type**

**1 - 16'**

**Observations:**

Garage door bottom weather stripping is deteriorated.

Damaged/deteriorated/missing side and/or top door seals noted.  
Recommend replacement to help keep moisture, insects out of garage.

Damaged/deteriorated exterior garage door panels noted.

Damaged/bent garage roller noted.

Loose garage door components noted



Damaged/deteriorated exterior garage door panels noted.



Damaged/deteriorated exterior garage door panels noted.



Garage door bottom weather stripping is deteriorated.



Damaged/bent garage roller noted.



Loose garage door components noted



Water softener and/or filtration system present in garage.

## 2. Garage Door Opener Status

Good	Fair	Poor	S/H	N/A
X				

### Observations:

Garage door opener operated at time of inspection.

Garage door operates with wall switch.



Garage door opener operated at time of inspection.



Garage door operates with wall switch.

## 3. Garage Door's Reverse Status

Good	Fair	Poor	S/H	N/A
X				

### Observations:

Electric eye reversed the door properly on garage opener unit at time of inspection.



Electric eye reversed the door properly on garage opener unit at time of inspection.

## 4. Fire Door to Interior of House

Good	Fair	Poor	S/H	N/A
X				

### Observations:

Entry door closed and latched under own power at time of inspection

### 5. Walls/Fire Separation

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Common dents and dings present

### 6. Flooring Condition

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Concrete

**Observations:**

The garage floor was in good condition at the time of inspection



The garage floor was in good condition at the time of inspection

### 7. Cabinet Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 8. Window Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Metal

Double pane

Stationary

### 9. Electrical Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Electric outlets in garage appeared functional at the time of inspection.

**Amateur wiring practices observed at one or more locations. Recommend review and repair of spliced and taped wires by a Qualified Electrician.**



Improper wiring practices observed at one or more locations. Recommend review and repair of spliced and taped wires by a Qualified Electrician.



Missing light globe in garage

### 10. GFCI Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Observations:

**GFCI outlet by interior garage door did not trip when tested. This also appears to be the GFCI reset location for the exterior outlets which did not trip when tested. Suggest review/repair by qualified electrician.**



GFCI outlet by interior garage door did not trip when tested. This also appears to be the GFCI reset location for the exterior outlets which did not trip when tested. Suggest review/repair by qualified electrician.

### 11. Rafters & Ceiling

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Observations:

**Water damage noted at garage ceiling, did not verify if leak is active or has been repaired, review and repairs are recommended by a qualified roofing contractor.**





Water damage noted at garage ceiling, did not verify if leak is active or has been repaired, review and repairs are recommended by a qualified roofing contractor.



Water damage noted at garage ceiling, did not verify if leak is active or has been repaired, review and repairs are recommended by a qualified roofing contractor.

## 12. Garage Comments

**Notes:**

Water softener and/or filtration system present in garage. This is specialized equipment and is not part of a home inspection. Plumbing lines and unit appeared to be in good condition at time of inspection.

# Water Heater

## 1. Water Heater Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Heater type:**

Electric

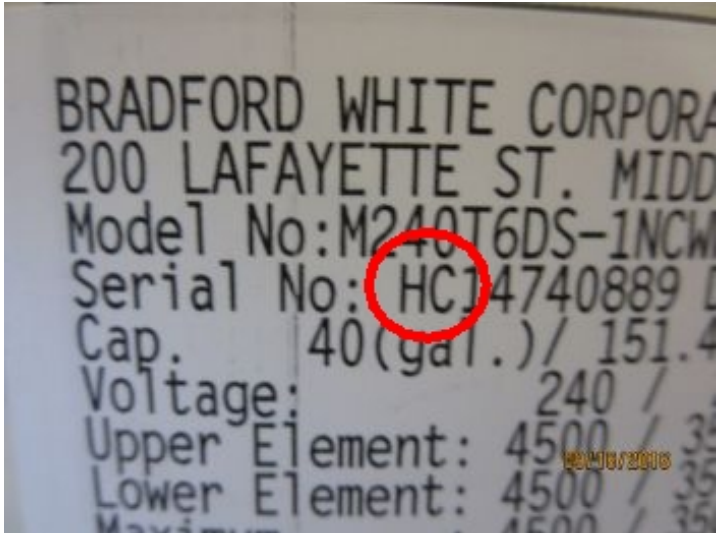
**Location:**

Location 1: Garage

**Observations:**

Operated at time of inspection

The typical lifespan of a water heater is 7-12 years. This unit was manufactured in March of 2011.



The typical lifespan of a water heater is 7-12 years. This unit was manufactured in March of 2011.

Water heater was manufactured in March of 2011

### 2. Water Heater Tank Size

Good	Fair	Poor	S/H	N/A
X				

**Size:**

**50 gallons**

### 3. Water Heater Plumbing Comments

Good	Fair	Poor	S/H	N/A
X				

**Materials:**

Copper

Galvanized

Stainless steel

**Observations:**

**Plumbing connections were in good condition at time of inspection. No evidence of rust or corrosion.**



Plumbing connections were in good condition at time of inspection. No evidence of rust or corrosion.



Plumbing connections were in good condition at time of inspection. No evidence of rust or corrosion.

### 4. Temperature/Pressure/Relief Valve Comments

Good	Fair	Poor	S/H	N/A
X				

#### Observations:

The temperature pressure relief valve was present and appeared to be installed properly at the time of inspection.



The temperature pressure relief valve was present and appeared to be installed properly at the time of inspection.

### 5. Water Heater Electrical Comments

Good	Fair	Poor	S/H	N/A
X				

#### Observations:

The electrical connection appears to be functional at time of inspection



The electrical connection appears to be functional at time of inspection



The electrical connection appears to be functional at time of inspection

## Heat/AC

My inspection of the heating and cooling system consists of energizing the air conditioning and heating systems utilizing the available thermostat(s) located in the home unless weather conditions or other circumstances may cause damage to either the heating or cooling systems. I test each system following the Arizona and NACHI Standards of Practice which means that I do not dismantle and inspect the concealed portions of the heat exchanger, evaporator or condensing coils. I do a thorough visual inspection of the components of both systems and also check the air temperatures at

the supply and return air locations. The temperature differential gives an indication that the heating and cooling systems were providing either warm or cold air on the day of the inspection. I am not a HVAC specialist. If at all possible I recommend acquiring any and all service and maintenance records for the heating and air conditioning systems. If there is no way of verifying that the heating and cooling systems have been serviced within the past 12 months then I recommend a complete system checkup by a qualified HVAC specialist.

Even though the heating and air conditioning equipment may appear to be working properly at the time of the inspection I cannot and do not imply, guess or warrant how long any component of the heating or cooling system or any item in this inspection will serve the purpose it was designed or manufactured for. There are many types of Home Warranty Insurance on the market which help cover the unforeseen future failure of a homes fixtures, systems and components.

I highly recommend that the heating and cooling systems are cleaned and serviced on a annual basis to prolong the life of the equipment.

### 1. Furnace Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Location/s:

Unit 1 - Location: 2nd floor hallway utility closet

Location 2: Utility closet in garage.

#### Heat Type/s:

Conventional forced air.

#### Observations:

The furnaces were not tested due to the ambient temperature being above 75 degrees.



The furnaces were not tested due to the ambient temperature being above 75 degrees.



The furnaces were not tested due to the ambient temperature being above 75 degrees.

### 2. Furnace Base Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 3. Enclosure Comments

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

Functional

### 4. Filter Comments

Good	Fair	Poor	S/H	N/A
X				

**Location:**

Filter locations 1 and 2: Located at the base of the furnaces. Size: 20" x 20"

**Observations:**

Functional

Recommend changing filter monthly in heating/cooling season to enhance air quality as well as extending the furnace and air handler lifespan.

### 5. Air Supply Comments

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

The air supply from the air handler appeared functional at the time of inspection with no air leaks detected at the ductwork in and around the air handler.

### 6. Register Comments

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

All habitable rooms with registers were receiving conditioned air at the time of the inspection. Measuring the actual air flow and balance for proper distribution is beyond the scope of a home inspection.

### 7. Refrigerant Line Comments

Good	Fair	Poor	S/H	N/A
	X			

**Observations:**

Deteriorated/missing insulation in areas. Recommend replacing the pipe wrap insulation to enhance efficiency of **A/C** system



Deteriorated/missing insulation in areas. Recommend replacing the pipe wrap insulation to enhance efficiency of A/C system



Deteriorated/missing insulation in areas. Recommend replacing the pipe wrap insulation to enhance efficiency of A/C system

### 8. AC Compress Comments

Good	Fair	Poor	S/H	N/A
X				

**Type:**

Electric

**Location:**

Location 1 and 2: Roof. North unit size: 3 1/2 Ton - Manufactured in February of 2006. East unit size: 2 1/2 Ton. Manufactured in March of 2006.

**Observations:**

Provided cold air at time of inspection

Annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home and is required by many of the Home Warranty companies in order for repairs to be covered under a home warranty program. As part of the routine maintenance, the evaporative coil, condensate drain line(s), and pan(s) should be flushed and cleaned. Some defects may be found during this routine maintenance that are not evident in the scope of this home inspection. I recommend checking with the seller (if possible) to see if HVAC service records are available and if the system has not been serviced in the past 12 months I recommend a routine service appointment be set with a qualified HVAC company.



Provided cold air at time of inspection



A/C was manufactured in February of 2006



Provided cold air at time of inspection



A/C was manufactured in March of 2006



Provided cold air at time of inspection



Provided cold air at time of inspection

### 9. A/C Power Comments

Good	Fair	Poor	S/H	N/A
X				

**Power:**

240 vac

**Observations:**

Functional

### 10. Thermostat Comments

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

Both thermostats were functional at time of inspection



Both thermostats were functional at time of inspection



Both thermostats were functional at time of inspection

## Plumbing

The inspection of the plumbing is limited to readily visible and access elements as listed herein. Pipes and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. While I make every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed but working during an inspection but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the plumbing system. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



### 1. Main Water Line

Good	Fair	Poor	S/H	N/A
X				

**Location:**

Water company meter located on north side of house near street.

**Size/Material:**

1" Copper

**Observations:**

Copper piping appears to exist in the run from the meter to the structure (where visible - other piping types may exist).

Appears Functional at time of inspection.

### 2. Water Pressure Reading

Good	Fair	Poor	S/H	N/A
		X		

**PSI Observed:**

Water pressure was a bit high at 83 PSI. Recommend adjusting pressure regulator down to bring water pressure down into the mid 70 PSI range.



Water pressure was a bit high at 83 PSI. Recommend adjusting pressure regulator down to bring water pressure down into the mid 70 PSI range.



Water pressure was a bit high at 83 PSI. Recommend adjusting pressure regulator down to bring water pressure down into the mid 70 PSI range.

### 3. Supply Line Comments

Good	Fair	Poor	S/H	N/A
				X

**Materials:**

Limited view of supply lines. Some appear to be copper.

**Observations:**

Plumbing pipes not fully visible for inspection due to finished ceilings and walls

### 4. Drain/Waste/Vent Pipe Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Materials:**

Acrylonitrile-Butadiene-Styrene "ABS"

**Observations:**

Appears Functional

Inspection of all areas of the drain pipes was not possible due to limited access/finished walls and ceilings to check for defects such as, but not limited too: leaks, corrosion, improper workmanship, and damage.

## Electrical

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present.

Inspection of Ground-Fault Circuit-Interrupters (GFCI's) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other headings in this report.

### 1. Service Entrance Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Service Type:**

Underground service conductors noted, not visible for inspection.

### 2. Main Amp Capacity

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Service Amperage:**

200 amp

120/240 volt service

### 3. Electrical Panel Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### **Electric Panel Location:**

Electrical panel located on east exterior wall of garage.

#### **Observations:**

**Breakers appear to be marked/identified.**

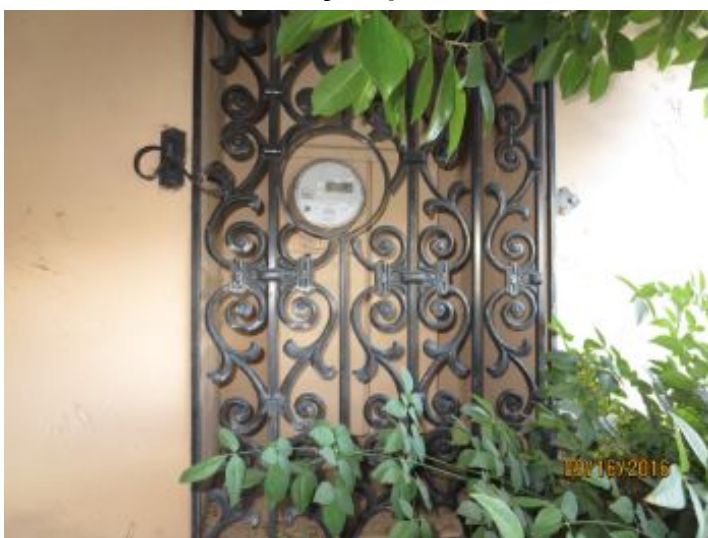
**The branch wires visible in the panel are copper and are in satisfactory condition.**

**Recommend trimming shrubs and tree to allow easier access to electric panel.**

**"Load Control Center" installed on interior garage wall. Not part of home inspection - recommend further review by a qualified electrician.**



Recommend trimming shrubs and tree to allow easier access to electric panel.



Recommend trimming shrubs and tree to allow easier access to electric panel.



Breakers appear to be marked/identified.



The branch wires visible in the panel are copper and are in satisfactory condition.



The branch wires visible in the panel are copper and are in satisfactory condition.



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The branch wires visible in the panel are copper and are in satisfactory condition.



The branch wires visible in the panel are copper and are in satisfactory condition.



"Load Control Center" installed on interior garage wall. Not part of home inspection - recommend further review by a qualified electrician.



"Load Control Center" installed on interior garage wall. Not part of home inspection - recommend further review by a qualified electrician.

### 4. Breaker Comments

Good	Fair	Poor	S/H	N/A
X				

#### Observations:

The overload protection is provided by circuit breakers. The breakers appear functional at the time of the inspection.

### 5. Switch/Outlet/Conductor/Wiring Comments

Good	Fair	Poor	S/H	N/A
				X

#### Wiring Method:

Non metallic sheathed copper wiring (Romex)

#### Observations:

Wiring not fully visible due to walls, ceilings, attic insulation, etc.

### 6. Security System Comments

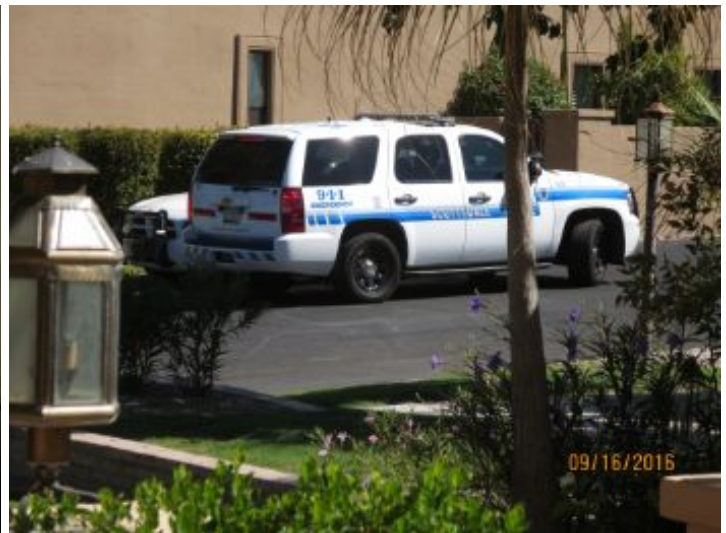
Good	Fair	Poor	S/H	N/A
				X

#### Observations:

Security system appears to be installed in home. Security systems are not part of a home inspection. Please contact your local security services provider for service and information. Alarm system was operational at the time of inspection.



Security system appears to be installed in home. Security systems are not part of a home inspection. Please contact your local security services provider for service and information. Alarm system was operational at the time of inspection.



Security system appears to be installed in home. Security systems are not part of a home inspection. Please contact your local security services provider for service and information. Alarm system was operational at the time of inspection.

## 7. Electrical Comments

### Notes:

NOTE: The electrical system of the home was inspected and reported on with the above information. I make every effort to find all areas of concern, but some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected.

The identification of inherent electric panel defects or latent conditions is not possible. GFCI's are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCI's are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes if they are not already present. The regular testing of GFCI's and AFCI's using the built-in test function is recommended. I recommend tracing and labeling of all circuits to confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

## Interior Areas

Inspection of the house interior and rooms is limited to readily accessible and visible elements as listed herein. Elements and areas that are inaccessible or concealed from view by any means cannot be inspected. Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation.

Although excluded from inspection requirements, I will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Aesthetic and cosmetic factors (e.g., paint, wallpaper, window treatments etc.) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units.

Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection.

Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the Structural Component section and the other major house system sections.

### 1. Exterior Door Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Observations:

Exterior door hardware needs cleaning/lubrication at multiple doors.

All of the exterior doors have dead bolt locks that are key only and present a safety issue. If they are in the locked position in the event of an emergency a quick egress might be impossible if the key is not readily available. Recommend upgrading deadbolt to lever type or keeping the key on a nail close by the door to enhance safety of occupants.



All of the exterior doors have dead bolt locks that are key only and present a safety issue. If they are in the locked position in the event of an emergency a quick egress might be impossible if the key is not readily available. Recommend upgrading deadbolt to lever type or keeping the key on a nail close by the door to enhance safety of occupants.

### 2. Window Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Type/s:

Metal

Double pane

Slider Type

Stationary

#### Observations:

Functional at time of inspection

North kitchen window did not lock at the time of inspection.

Missing screens at one or more windows.



North kitchen window did not lock at the time of inspection.

### 3. Floor Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Carpet

Tile

**Observations:**

Carpet is dirty/stained/worn in one or more locations

### 4. Wall Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Drywall

**Observations:**

Common nail holes and patched areas noted at one or more locations.



Home appears to have a intercom and/or audio system installed.



### 5. Ceiling Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

Drywall

#### Observations:

Common cracks/patched areas observed at one or more locations.

### 6. Stairs & Handrail Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Observations:

**Current building standards allow a maximum of 4 inches between spindle spacing and below railings. This may not have been the standard when this home was built. Possible safety hazard to small children falling through openings and/or getting their heads stuck between spindles. Recommend upgrades to enhance safety of occupants and guests.**

**Current building standards require that the handrail returns to the wall to prevent loose clothing or a purse strap (for example) from getting caught and potentially presenting a safety hazard. This may not have been the standard when this home was built. Recommend upgrading handrail to enhance safety of occupants.**



Current building standards require that the handrail returns to the wall to prevent loose clothing or a purse strap (for example) from getting caught and potentially presenting a safety hazard. This may not have been the standard when this home was built. Recommend upgrading handrail to enhance safety of occupants.



Current building standards allow a maximum of 4 inches between spindle spacing and below railings. This may not have been the standard when this home was built. Possible safety hazard to small children falling through openings and/or getting their heads stuck between spindles. Recommend upgrades to enhance safety of occupants and guests.



Current building standards allow a maximum of 4 inches between spindle spacing and below railings. This may not have been the standard when this home was built. Possible safety hazard to small children falling through openings and/or getting their heads stuck between spindles. Recommend upgrades to enhance safety of occupants and guests.

**7. Ceiling Fans**

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

Ceiling fans noted in living room

Operated at time of inspection

**8. Interior Electrical Comments**

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

All outlets operated at time of inspection

**9. Closet Comments**

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

Closets appeared functional at time of inspection

**10. Fireplace Comments**

Good	Fair	Poor	S/H	N/A
X				

**Location/s:**

Living Room

**Type:**

Mason built

**Observations:**

Recommend annual cleaning by a qualified chimney sweep contractor

Fireplace appeared functional at the time of inspection.

Damper was operational at time of inspection.

FYI - None of the three fireplaces in this home appear as if they have ever been used.



Fireplace appeared functional at the time of inspection.



Damper was operational at time of inspection.



Damper was operational at time of inspection.



Fireplace appeared functional at the time of inspection.



Damper was operational at time of inspection.



Damper was operational at time of inspection.

### 11. Smoke Detector Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Observations:

**Smoke detectors are made to last 7 to 10 years. The age of the smoke detectors in this home is unknown. I highly recommend replacing existing smoke detectors and adding additional alarms in each bedroom.**

### 12. Wet Bar Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Observations:

**Functional**

**Both hot and cold faucets leak at stem seal**

**The ice maker at the wet bar was not turned on at the time of inspection - not tested.**

**Recommend GFCI at outlet next to wet bar sink.**



Recommend GFCI at outlet next to wet bar sink.



The ice maker at the wet bar was not turned on at the time of inspection - not tested.



Both hot and cold faucets leak at stem seal

**13. Built-in Cabinet Comments**

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

**Functional**

**14. Interior Comments**

**Notes:**

Home appears to have a intercom and/or audio system installed. These systems are not part of a standard home inspection. Recommend contacting qualified audio contractor for review. (Appeared functional at the time of inspection)

# Kitchen

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included.

The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen components, elements and appliances may be found under other headings in this report.

**1. Kitchen Cabinet Comments**

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

**Average condition considering age of cabinets**

**Evidence of past leaking under kitchen sink**



Evidence of past leaking under kitchen sink

### 2. Kitchen Counter Comments

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

Average condition for age of counters.

### 3. Kitchen Walls/Backsplash Comments

Good	Fair	Poor	S/H	N/A
X				

### 4. Kitchen Sink Comments

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

Kitchen faucet appeared functional at the time of inspection



Kitchen faucet appeared functional at the time of inspection

### 5. Spray Wand Comments

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

Spray wand operated at time of inspection



Spray wand operated at time of inspection

### 6. Garbage Disposal Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Disposal operated at time of inspection.



Disposal operated at time of inspection.

### 7. Kitchen Plumbing Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

The plumbing for the kitchen sink was functional. The hot and cold water were on the correct side with no active leaks at the time of inspection.

Heavy rust noted at plumbing connection under kitchen sink.



Heavy rust noted at plumbing connection under kitchen sink.

### 8. Dishwasher Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Dishwasher operated at time of inspection.



Dishwasher operated at time of inspection.

## 9. Stove Comments

Good	Fair	Poor	S/H	N/A
X				

### Observations:

Electric stove installed at time of inspection

All 4 burners heated up when switched to the on position at time of inspection.



All 4 burners heated up when switched to the on position at time of inspection.

## 10. Oven & Range Comments

Good	Fair	Poor	S/H	N/A
X				

### Observations:

Electric oven installed at time of inspection

Oven element heated at time of inspection





Oven element heated at time of inspection

### 11. Microwave Comments

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

Microwave heated water at time of inspection



Microwave heated water at time of inspection

### 12. Vent Comments

Good	Fair	Poor	S/H	N/A
X				

**Type:**

Hood with fan

Fan vents to exterior of house

**Observations:**

Exhaust fan and work light operated at time of inspection



Exhaust fan and work light operated at time of inspection

### 13. Trash Compactor Comments

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

Trash compactor appeared operational at the time of inspection.



Trash compactor appeared operational at the time of inspection.

### 14. Kitchen Electrical Comments

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

All kitchen outlets operated at time of inspection

### 15. Kitchen GFCI Comments

Good	Fair	Poor	S/H	N/A
			X	

**Observations:**

Recommend GFCI at kitchen outlets to enhance safety to occupants

### 16. Kitchen Ceiling Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Drywall

**Observations:**

Patched areas noted

### 17. Kitchen Floor Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Tile

### 18. Kitchen pantry

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Kitchen pantry appeared to be in good condition at the time of inspection.



Kitchen pantry appeared to be in good condition at the time of inspection.

### 19. Kitchen Comments

**Notes**

Refrigerator appears operational

Refrigerators are typically not part of a home inspection. I do not move refrigerators and as such I was unable to check the water supply connection for the ice maker or the electrical outlet supplying power to the refrigerator.

## Master Bedroom

## Master Bath

# Bedrooms

## 1. Bedroom Locations

**Location(s):**

2nd floor #1 Northeast corner

2nd floor #2 Northwest corner

## 2. Bedroom Door Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

**Sticks at the jamb**



Sticks at the jamb

## 3. Wall Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Drywall

Wallpaper in one or more locations

**Observations:**

**Common small holes/nails/patched areas noted**

**Cracking noted**



Cracking noted

### 4. Ceiling Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Drywall

**Observations:**

**Evidence of past leaking at ceiling above fireplace in northeast bedroom.,did not confirm that leak has been properly repaired. Recommend monitor area after heavy rain and repair as needed by qualified roofing contractors.**



Evidence of past leaking at ceiling above fireplace in northeast bedroom.,did not confirm that leak has been properly repaired. Recommend monitor area after heavy rain and repair as needed by qualified roofing contractors.



Evidence of past leaking at ceiling above fireplace in northeast bedroom.,did not confirm that leak has been properly repaired. Recommend monitor area after heavy rain and repair as needed by qualified roofing contractors.



Evidence of past leaking at ceiling above fireplace in northeast bedroom..did not confirm that leak has been properly repaired. Recommend monitor area after heavy rain and repair as needed by qualified roofing contractors.

### 5. Floor Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Carpet

**Observations:**

**Worn/dirty/stained in areas**

**Uneven areas noted in bedroom floors in one or more location(s)**



Uneven areas noted in bedroom floors in one or more location(s)

### 6. Bedroom Closet Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

**Functional**

### 7. Window Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Window Type:**

Metal

Double pane

Slider

Single hung

**Observations:**

**Functional**

**Suggest cleaning tracks and lubricating window mechanism**

**Missing screens**

**North window on east wall of northwest bedroom shows sign of loss of seal - fogging noted.**



North window on east wall of northwest bedroom shows sign of loss of seal - fogging noted.

North window on east wall of northwest bedroom shows sign of loss of seal - fogging noted.

### 8. Bedroom Electrical Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

**Electrical outlets operated at time of inspection**

**One or more bedrooms have a receptacle controlled by light switch.**

### 9. Bedroom Smoke Detector Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Observations:**

**No smoke detectors installed in guest bedrooms**

### 10. Fireplace Comments

Good	Fair	Poor	S/H	N/A
X				

**Materials:**

2nd floor northeast bedroom

**Type:**

Mason built

**Observations:**

Recommend annual cleaning of fireplace by a qualified chimney sweep contractor

Appeared operational at the time of inspection.

Damper operated at the time of inspection



Appeared operational at the time of inspection.



Damper operated at the time of inspection



Damper operated at the time of inspection

### 11. Bedroom Sliding Door Comments

Good	Fair	Poor	S/H	N/A
	X			

**Observations:**

Water damage noted at base of exterior doors in both bedrooms.





Water damage noted at base of exterior doors in both bedrooms.



Water damage noted at base of exterior doors in both bedrooms.

## Guest Bathrooms

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and water tightness of fixture overflows or other internal fixture components generally cannot be inspected. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, exhaust fan corrosion and other problems. My goal is to identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings including the Plumbing System.

### 1. Guest Bath Location(s)

**Location/s:**

- Main floor guest bath
- 2nd floor northeast bedroom guest bath
- 2nd floor Northwest bedroom guest bath

### 2. Guest Bath Counter Comments

Good	Fair	Poor	S/H	N/A
X				

**Observations:**

**Normal Wear**

### 3. Guest Bath Cabinet Comments

Good	Fair	Poor	S/H	N/A
	X			

**Observations:**

**Functional**

**Normal wear for age**

**Evidence of past leaking on bottom of cabinet**



Evidence of past leaking on bottom of cabinet

### 4. Guest Bath Sink Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Observations:

Guest bath sinks were functional at time of inspection.

Irregular spray at aerator in main floor guest bath.

### 5. Guest Bath Plumbing Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Observations:

Both the hot and the cold water were operating correctly at the sinks, tubs and showers in the 2nd floor guest baths. The hot water was on the correct side (left) and there was no evidence on any active leaks at the time of inspection.

Evidence of past leaking noted at plumbing connection.



Evidence of past leaking noted at plumbing connection.



Evidence of past leaking noted at plumbing connection.

### 6. Guest Bath Shower Comments

Good	Fair	Poor	S/H	N/A
X				

#### Observations:

The 2nd floor guest showers were functional at time of inspection



The 2nd floor guest showers were functional at time of inspection



The 2nd floor guest showers were functional at time of inspection

### 7. Guest Bath Shower Wall Comments

Good	Fair	Poor	S/H	N/A
	X			

#### Observations:

Normal wear

Recommend grout in one or more location(s)



Recommend grout in one or more location(s)



Normal wear

### 8. Guest Bath Tub Comments

Good	Fair	Poor	S/H	N/A
X				

#### Observations:

2nd floor guest bathtubs were functional at time of inspection



2nd floor guest bathtubs were functional at time of inspection



2nd floor guest bathtubs were functional at time of inspection

**9. Guest Bath Whirlpool Tub Comments**

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

**Whirlpool tub operated at time of inspection**

**Whirlpool timer knob was stripped at the time of inspection.**

**No access panel located for maintenance of pump and plumbing.<FYI>**



Whirlpool tub operated at time of inspection



Whirlpool tub operated at time of inspection



Whirlpool tub operated at time of inspection



Whirlpool timer knob was stripped at the time of inspection.

**10. Guest Bath Toilet Comments**

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Functioned properly at time of inspection

**11. Guest Bath Exhaust Fan Comments**

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Guest bath exhaust fans operated at time of inspection

**12. Guest Bath Electrical Comments**

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

The electrical outlets operated at the time of inspection

**13. GFCI Comments**

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

GFCI tested and functioned properly. Reset located in 2nd floor northeast guest bath.

**14. Guest Bath Mirror(s) Comments**

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Mirror(s) appear to be in good condition with no major scratches/damage at time of inspection

**15. Guest Bath Door Comments**

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Guest bath door did not latch in 2nd floor northeast guest bath - striker plate needs adjustment



Guest bath door did not latch in 2nd floor northeast guest bath - striker plate needs adjustment

### 16. Guest Bath Wall Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Drywall

Tile

**Observations:**

Common dents, dings, small nail holes, patched areas present

Patched areas noted



Patched areas noted

### 17. Guest Bath Ceiling Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Drywall

**Observations:**

Patched areas noted



Patched areas noted

### 18. Guest Bath Floor Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Carpet

**Observations:**

**Carpet is not recommended in bathrooms due to potential to harbor moisture, which could lead to unwanted mold issues.**



Carpet is not recommended in bathrooms due to potential to harbor moisture, which could lead to unwanted mold issues.

## Laundry

### 1. Location

**Location:**

Laundry room located by garage

### 2. Laundry Room Built-In Cabinet Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Functional

### 3. Laundry Room Built-In Counter Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Recommend grout in one or more locations

Cracked tiles noted

### 4. Ceiling Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Drywall

### 5. Dryer Vent Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Routine cleaning of vent termination is recommended to prevent risk of lint buildup posing a fire hazard.



Routine cleaning of vent termination is recommended to prevent risk of lint buildup posing a fire hazard.

### 6. Laundry Room Electrical Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Electric dryer hookup present.<FYI>

**Missing 220V outlet cover in laundry room**

**Outlet cover missing**





Outlet cover missing



Dryer plug pattern. (FYI)



Missing 220V outlet cover in laundry room

### 7. Laundry Room GFCI Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Observations:**

**GFCI recommended in all potential wet locations**



GFCI recommended in all potential wet locations

### 8. Laundry Room Exhaust Fan Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Operated at time of inspection

Dirty - needs vacuuming



Dirty - needs vacuuming

### 9. Laundry Room Door Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Functional

### 10. Floor Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Tile

### 11. Laundry Room Plumbing Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Observations:**

The hot and cold supply shutoff valves for the washing machine appear to be in good condition with little or no corrosion/rust present at time of inspection

Did not test washer stand pipe as this is beyond the scope of a home inspection

Manufactures recommend replacement of washing machine hoses every 5 years to reduce the chances of possible line rupture which causes hundreds of thousands of dollars in water damage every year. Recommend replacing lines with steel braided lines as this type is designed to provide added rupture resistance

Recommend upgrading the hot and cold water shutoff gate valves to more reliable ball valves. Gate valves that are not used on a regular basis tend to build up mineral deposits which can, over time, prevent the valve from completely stopping the water flow when the valve is turned off.



The hot and cold supply shutoff valves for the washing machine appear to be in good condition with little or no corrosion/rust present at time of inspection



Recommend upgrading the hot and cold water shutoff gate valves to more reliable ball valves. Gate valves that are not used on a regular basis tend to build up mineral deposits which can, over time, prevent the valve from completely stopping the water flow when the valve is turned off.

### 12. Laundry Room Wall Comments

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Drywall

### 13. Laundry/Utility Sink Comments

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

Laundry room sink faucet was loose at sink connection.

The utility sink spray wand did not operate at the time of inspection.



Laundry room sink faucet was loose at sink connection.



Laundry room sink faucet was loose at sink connection.



The utility sink spray wand did not operate at the time of inspection.

**14. Laundry Room Window Comments**

Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

Metal

Double pane

Slider

**Observations:**

Functional at time of inspection

**General Photos/Comments**

The following photos are various views of the interior and exterior of the house. These are in no particular order.

**1. General Photos**

Good	Fair	Poor	S/H	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Lower Roof view looking east



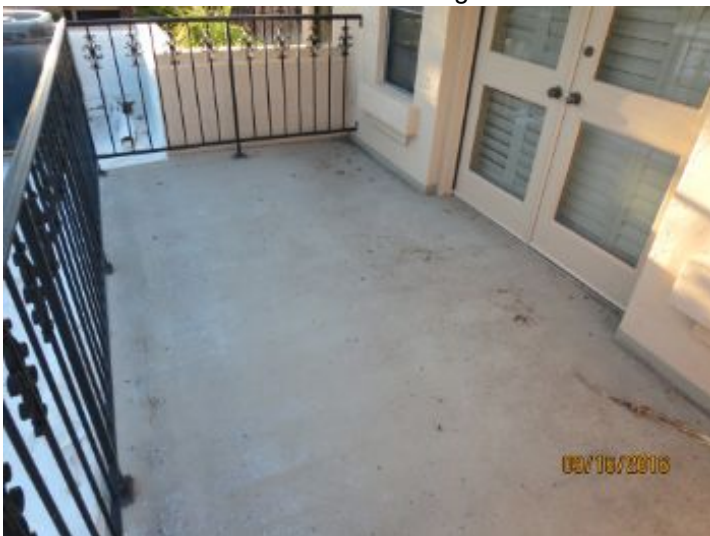
Lower Roof view looking south



Lower Roof view looking north



Lower Roof view looking east



Northeast bedroom deck view



Northeast bedroom deck view



North side of house



North side of house



North side of house



East side of house



North side of house



Roof view looking east



Roof view looking south



Roof view looking north



Roof view looking east



Roof view looking north



Roof view looking west



Back balcony/patio area



Back balcony/patio area



Back balcony/patio area



Garage



Garage



Garage



Garage





Garage



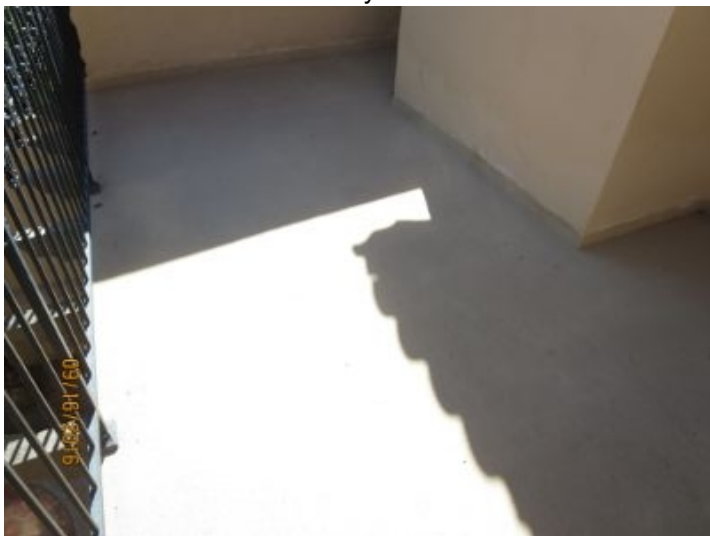
Garage



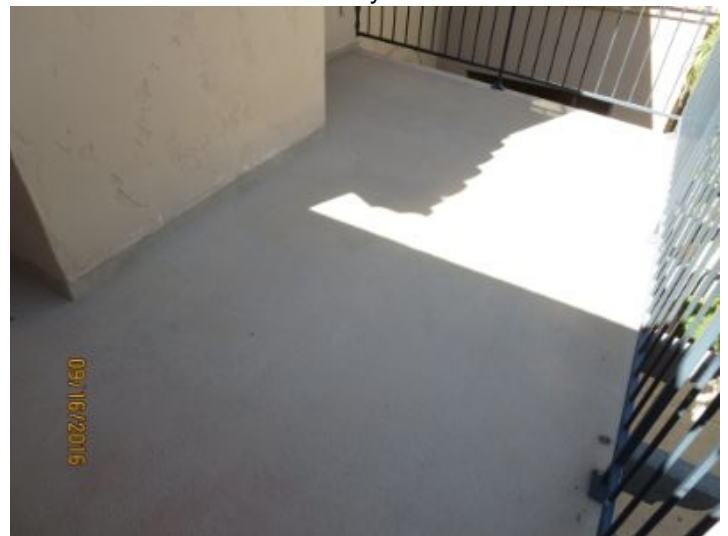
Laundry area



Laundry area



2nd floor northeast bedroom balcony



2nd floor northeast bedroom balcony



Northeast bedroom



Northeast bedroom



Northeast bedroom



Northeast bedroom guest bath



Northeast bedroom guest bath



Northeast bedroom guest bath



Northeast bedroom closet



Northeast bedroom closet



2nd floor northwest bedroom



Northwest bedroom



Northwest bedroom



2nd floor northwest bedroom guest bath



2nd floor northwest bedroom guest bath



2nd floor northwest bedroom guest bath



Guest bath



Guest bath



Office/den



Office/den



Office/den



Front entry



Wet bar



Living room



Living room



Living room



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen dining area

**Glossary**

<b>Term</b>	<b>Definition</b>
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.