The Inspector

Park Model Lane, Apache Junction, 85120
Inspection prepared for: John and Mary Anothersample
Date of Inspection: 6/28/2022 Time: 8:30am - 3:15pm
Age of Home: Built in 1989 Size: 399 S.F.
Weather: Sunny, 100's. Rain in past 72 hours.
Front of House Faces: South
Client/Agent Present at Inspection? No
House Occupied? Yes

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Inspection Summary

This section contains what I would consider to be the more important items found during the inspection of this home. This list is not all-inclusive and I encourage you to please read the entire report.

I never know the comfort level of my clients when it comes to doing repairs. Items that I might consider to be important may not be to you and on the flip side items that I consider to be minor may be important to you.

I recommend discussing the summary page along with the entire report with your Realtor to decide how to proceed. If you have any questions about this report please call me at 480-390-9970.

Exterior		
Page 13 Item: 4	Receptacle/Wiring Comments	**Outlets inside laundry shed are not GFCI protected. Recommend further review/repair by a qualified electrician.**
Foundation		
Page 15 Item: 2	Crawlspace Observations	**Cold air (77 degrees) was exiting from the the A/C ductwork under the home at the time of inspection. It appears that air conditioning ductwork is blowing cold air into the crawlspace. Recommend further review/repair by a qualified HVAC contractor.**
Roof		
Page 18 Item: 2	Roof Comments	**Granule loss/worn shingles noted. Recommend further review/repair by a qualified roofing contractor.**
Heat/AC		
Page 26 Item: 3	Filter Comments	**Furnace filter was installed sideways at the time of inspection. Recommend further review/cleaning by a qualified HVAC contractor.**
Plumbing		
Page 30 Item: 1	Main Water Line	**The plastic pipe next to the water shutoff location in the northeast corner of the home appears to be deteriorated from sun exposure. Recommend further review/repair by a qualified plumbing contractor.**
Electrical		
Page 33 Item: 3	Electrical Panel Comments	**Unprotected opening(s) observed at electric panel, - safety issue, children could reach into panel and get shocked. Recommend further review/repair by a qualified electrician.**
Interior Areas		
Page 36 Item: 1	Exterior Door Comments	**Exterior door at north end of carport sticks at top jamb. Recommend further review/repair by a qualified contractor.**
Page 38 Item: 9	Smoke Detector Comments	**No smoke alarms were installed in this home at the time of inspection. I highly recommend installing smoke alarms in all proper locations including the bedroom to enhance the safety of occupants and guests.**

Kitchen		
Page 40 Item: 5	Kitchen Plumbing Comments	**Active drip noted at kitchen sink drain plumbing connection. Recommend further review/repair by a qualified plumbing contractor.**
Page 42 Item: 11	Kitchen GFCI Comments	**As of 1987 all kitchen receptacles within 6 feet of a water source are required to be GFCI protected as a safety feature. That may not have been the case when this home was built. Recommend having a qualified electrician install GFCI at all applicable locations to bring home up to current building standards for enhanced safety to occupants**
Bedrooms		
Page 45 Item: 8	Bedroom Electrical Comments	**Upper outlet on south wall of bedroom appears to have the hot and neutral wires reversed. Recommend further review/repair by a qualified electrician.**
Page 45 Item: 10	Bedroom Smoke Detector Comments	**No smoke detector installed in guest bedroom**
Laundry		
Page 50 Item: 2	Dryer Vent Comments	**Dryer vent flapper stuck in the open position on west side of house. Recommend cleaning vent area so that the flapper can close preventing air/insects from entering house.**

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 (https://btr.az.gov/laws-standards/standards/home-inspectors) 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). 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.

Some problems can only be revealed by living in a house. They cannot be uncovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the shower faucet. Some roofs and basements only leak when specific conditions exist. Some problems will only be
discovered when carpets are lifted, furniture is moved or finishes are removed.

Home 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 in the city 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. Home 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.

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

Location:

Main water shutoff for house located on northeast side of house.

Main water shutoff for house located on northeast side of house.

Main water shutoff for house located on northeast corner of house.

2. Electric panel main breaker shutoff location

Good | Fair | Poor | S/H | N/A

Location:

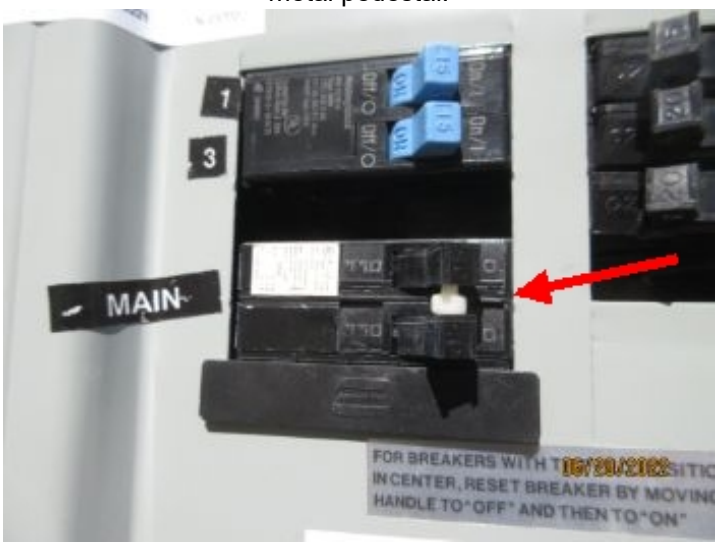
Main service shutoff located at northeast corner of house on metal pedestal.

Main electric panel located on east side of house

Main service shutoff located at northeast corner of house on metal pedestal.

Main service shutoff located at northeast corner of house on metal pedestal.

Main electric panel located on east side of house



Main electric panel located on east side of house

3. Sink water shutoff locations

Good | Fair | Poor | S/H | N/A

Location:

Water shutoffs for sinks located below sinks on back wall

Water shutoffs for sinks located below sinks on back wall

Water shutoffs for sinks located below sinks on back wall

4. Toilet water shutoff location

Good Fair Poor S/H N/A

Location:

Water shutoffs for toilets located on left side of toilets

Water shutoffs for toilets located on left side of toilets

5. Furnace filter location/size

Good Fair Poor S/H N/A

Location/Filter Size

Furnace filter located inside cabinet in kitchen area. Size: 14" x 20"

Furnace filter located inside cabinet in kitchen area. Size: 14" x 20"

Furnace filter located inside cabinet in kitchen area. Size: 14" x 20"

6. GFCI breaker reset location(s)

Good	Fair	Poor	S/H	N/A

Location:

GFCI reset for exterior outlets located in guest bath.

GFCI reset for exterior outlets located in guest bath.

Site

1. Grading/Drainage/Vegetation Comments

Good	Fair	Poor	S/H	N/A
X				

Lot Type

Flat/Minimal Slope

2. Driveway Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Concrete

Observations:

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

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

3. Front Entry Condition

Good	Fair	Poor	S/H	N/A
X				

Observations:

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

4. Deck Comments

Good	Fair	Poor	S/H	N/A

Locations:

West side of house off of master bedroom.

5. Stairs

Good	Fair	Poor	S/H	N/A
			X	

Locations:

West side of house off of master bedroom.

Observations:

Recommend reconfiguring the top landing at the stairs at the north exterior door. Entry doors should have a landing 36 inches deep and the width of the door opening, recommend review and repair by qualified contractor.

Recommend reconfiguring the top landing at the stairs at the north exterior door. Entry doors should have a landing 36 inches deep and the width of the door opening, recommend review and repair by qualified contractor.

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 can

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. Building Type

Materials:

Manufactured home

2. Structure Wall Comments

Good	Fair	Poor	S/H	N/A
X				

Construction Method:

Conventional Wood Framing

Manufactured/factory built

Aluminum siding

Water stains/damage noted inside shed

Evidence of termite activity noted in shed.

3. 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.

4. Receptacle/Wiring Comments

Good	Fair	Poor	S/H	N/A
			X	

Observations:

GFCI was tested on exterior outlets and operated correctly unless otherwise noted. GFCI reset for exterior outlets located in guest bath.

Outlets inside laundry shed are not GFCI protected. Recommend further review/repair by a qualified electrician.

Outlets inside laundry shed are not GFCI protected. Recommend further review/repair by a qualified electrician.

5. 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.

Evidence of termite activity noted in shed.

Water stains/damage noted inside shed

Foundation

Foundations and concrete slabs are affected by soil conditions. One of the more common soil conditions in this area is clay. Clay soils are generally classified as "expansive." This means that a given amount of clay will tend to expand (increase in volume) as it absorbs water and it will shrink (lessen in volume) as water is drawn away. The swelling action of expansion soil can be powerful enough to lift a house. Researching and/or determining if expansive soil is or will be a problem are beyond the scope of this inspection.

Home Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Type

Type:

Pad/pier supported off the ground with concrete pads and/or wood posts. Under normal conditions inspection for settlement and tightening of blocking as needed is recommended to maintain the stability of the home. In the event of excessive water under the home from a water leak or rainfall or sudden home movement re-leveling of the home may be necessary.

2. Crawlspace Observations

Good	Fair	Poor	S/H	N/A
		X		

Materials:

Crawlspace accesses located around perimeter of home.

Materials:

Crawlspace inspections may be limited due to lack of access, debris, unsafe environment to inspector, etc.

Conditions, which may limit access, include but are not limited to any of the following:
Less than 18 inches of headroom.
Excessive moisture in soil or on the floor.
Unsafe structural conditions.
Suspected biological contamination of the crawlspace.
Suspected chemical contamination of the crawlspace.
Presence of pests (insects, reptiles, mammals)
Hazardous electrical conditions

Observations:

The metal beams appear to be in good condition

Ventilation of the crawl space appeared to be adequate at the time of the inspection

Anchor tie-down straps appeared to be installed under home

No evidence of plumbing leaks noted in the crawl space in the areas I could see at time of inspection

Metal jacks were tight against frame in the areas that I could see.

Not all areas of the crawlspace were viewable due to low clearance, A/C ductwork etc.

Cold air (77 degrees) was exiting from the the A/C ductwork under the home at the time of inspection. It appears that air conditioning ductwork is blowing cold air into the crawlspace. Recommend further review/repair by a qualified HVAC contractor.

Anchor tie-down straps appeared to be installed under home

Anchor tie-down straps appeared to be installed under home

Metal jacks were tight against frame in the areas that I could see.

Metal jacks were tight against frame in the areas that I could see.

Cold air (76 degrees) was exiting from the the A/C ductwork under the home at the time of inspection. It appears that air conditioning ductwork is blowing cold air into the crawlspace. Recommend further review/repair by a qualified HVAC contractor.

Cold air (77 degrees) was exiting from the the A/C ductwork under the home at the time of inspection. It appears that air conditioning ductwork is blowing cold air into the crawlspace. Recommend further review/repair by a qualified HVAC contractor.

Metal jacks were tight against frame in the areas that I could see.

Metal jacks were tight against frame in the areas that I could see.

The metal beams appear to be in good condition

No evidence of plumbing leaks noted in the crawl space in the areas I could see at time of inspection

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. Leaks can develop at any time and may depend on rain intensity, wind direction and other factors. Hail stones can damage concrete roof tiles and asphalt shingles. I recommend an annual inspection and maintenance of your roof to minimize the risk of leaks 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
		X		

Method:

Gable roof

Surface Type:

Composition shingles

Aluminum panels over carport.

Observations:

"Shiny" shingles/granule loss noted.

Granule loss/worn shingles noted. Recommend further review/repair by a qualified roofing contractor.

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3. Flashing Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

The connection and penetration flashing were not fully visible at the time of inspection. The visible flashing appeared to be adequately installed and appeared to be properly sealed.

4. Vent Cap Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Vent caps appeared functional

Vent caps appeared functional

5. Soffit & Fascia Comments

Good	Fair	Poor	S/H	N/A
	X			

Materials:

Aluminum

Observations:

Soffit and fascia appeared to be in good condition in the areas that I could see at the time of inspection.

Bird's nest noted under northwest corner roof overhang

Bird's nest noted under northwest corner roof overhang

6. 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:

No attic present

2. Attic Comments

Notes:

No attic was provided for this home. I was not able to determine the type and/or condition of the roof sheathing, insulation, trusses or roofing structure. I was also not able to inspect or determine if there are any signs of current or prior roof leaks at the interior roof structure.

Carport

1. Carport observations

Good	Fair	Poor	S/H	N/A
X				

Observations:

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

2. Floor

Good	Fair	Poor	S/H	N/A
X				

Observations:

Carport floor was in good condition with common cracking noted

Carport floor was in good condition with common cracking noted

3. Carport ceiling

Good	Fair	Poor	S/H	N/A
X				

Observations:

Aluminum panel cover over carport was in good condition at time of inspection.

Aluminum panel cover over carport was in good condition at time of inspection.

Water Heater

Be aware of the temperature setting on the water heater, especially if young children will be present. The water may reach temperature levels that will scald skin upon contact. I highly recommend checking/resetting the water heater temperature at the water heater. Normally the water temperature should not exceed 120 degrees Fahrenheit. Do not store items on top or against a water heater, especially if it is a natural gas fueled heater. In addition, if there is a natural gas water heater present do not block the fresh air vents on the side walls and/or door where the water heater is installed.

1. Water Heater Comments

Good	Fair	Poor	S/H	N/A
X				

Heater type:

Electric

Location:

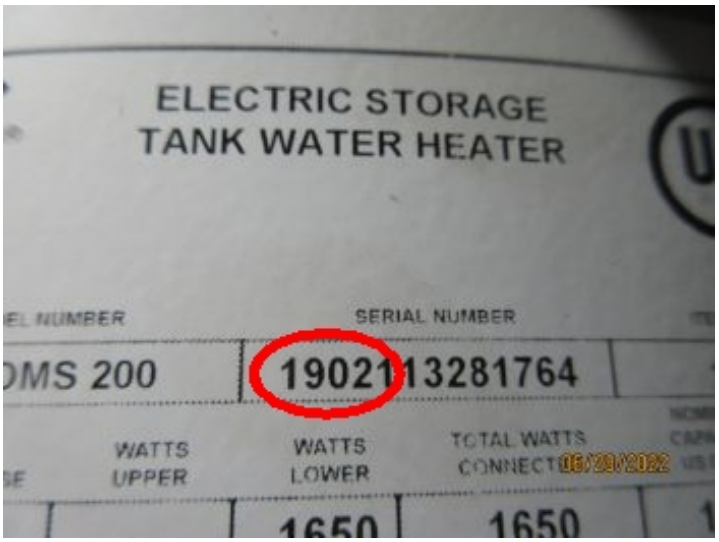
Exterior closet on east side of house.

Observations:

Operated at time of inspection

The typical lifespan of a water heater is 7-13 years. Some will last for a shorter time frame and some will last for a longer time frame. Check for rust/corrosion at the water heater plumbing fittings. If leaks occur at the water heater or the hot water recovery time increases contact a qualified plumbing contractor for further review. This unit was providing hot water at the time of inspection. This unit was manufactured in February of 2019.

The typical lifespan of a water heater is 7-13 years. Some will last for a shorter time frame and some will last for a longer time frame. Check for rust/corrosion at the water heater plumbing fittings. If leaks occur at the water heater or the hot water recovery time increases contact a qualified plumbing contractor for further review. This unit was providing hot water at the time of inspection. This unit was manufactured in February of 2019.



Water heater was manufactured in February of 2019.

2. Water Heater Tank Size

Good	Fair	Poor	S/H	N/A
X				

Size:

19 gallons

3. Water Heater Enclosure Comments

Good	Fair	Poor	S/H	N/A
	X			

Observations:

Water stains/damage noted on walls inside of utility closet.

4. Water Heater Plumbing Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Copper

Galvanized

Stainless steel

PEX or PEX-like material.

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.

5. 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. (Testing of the valve is beyond the scope of a home inspection.)

The temperature pressure relief valve was present and appeared to be installed properly at the time of inspection. (Testing of the valve is beyond the scope of a home inspection.)

6. Water Heater Electrical Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

The electrical connection appeared to be functional at time of inspection

The electrical connection appeared 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
				X

Location/s:

Unit 1 Location: North end of house

Heat Type/s:

Conventional forced air.

Observations:

The furnace was not tested due to the ambient temperature being above 75 degrees.

2. Furnace Base Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Functional

3. Filter Comments

Good	Fair	Poor	S/H	N/A
		X		

Location:

Filter 1 location: Kitchen cabinet. Size: 14" x 20"

Observations:

Dirty filter noted, recommend replacement with a fiberglass disposable filter to enhance the indoor air quality for occupants and prolong life of equipment. Since it is unknown how long it has been since maintenance has been performed on the heating and cooling system I recommend having a heating and A/C checkup.

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

Furnace filter was installed sideways at the time of inspection. Recommend further review/cleaning by a qualified HVAC contractor.

Furnace filter was installed sideways at the time of inspection. Recommend further review/cleaning by a qualified HVAC contractor.

4. Register Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

All habitable rooms containing wall, floor and/or ceiling registers connected to the air handler and were receiving conditioned air (warm and/or cold air from the furnace and/or A/C unit(s)) at the time of the inspection unless otherwise noted within this report. Measuring the actual air flow and balance for proper distribution is beyond the scope of a home inspection.

5. AC Compressor Comments

Good	Fair	Poor	S/H	N/A
X				

Location:

Location 1: North end of home. Size and age not determined due to manufacturers plate was faded at the time of inspection.

Observations:

The A/C unit provided cold air at time of inspection with temperature differentials within the 16 - 22 degree industry average.

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.

An average split temperature differential between the supply and return ducts is typically 16 to 22 degrees. Temperatures within this range indicate the A/C was cooling as intended at the time of inspection. The average temperature difference noted at the time of inspection was 20 degrees which indicates that the system's temperature split was within the normal range.

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Size and age not determined due to manufacturers plate was faded at the time of inspection.

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6. A/C Power Comments

Good	Fair	Poor	S/H	N/A
X				

Power:

240 vac

Observations:

Functional

7. Thermostat Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

The thermostat was functional at time of inspection

The thermostat was 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 shut off valve located on the northeast exterior corner of house.

Size/Material:

1/2" Undetermined type of plastic pipe.

Observations:

The plastic pipe next to the water shutoff location in the northeast corner of the home appears to be deteriorated from sun exposure. Recommend further review/repair by a qualified plumbing contractor.

The plastic pipe next to the water shutoff location in the northeast corner of the home appears to be deteriorated from sun exposure. Recommend further review/repair by a qualified plumbing contractor.

2. Supply Line Comments

Good	Fair	Poor	S/H	N/A
				X

Materials:

Possible polybutylene piping noted.

Limited view of supply lines. Some appear to be PEX or similar material.

Observations:

Plumbing pipes not fully visible for inspection due to finished ceilings and walls. The water distribution pipes that were visible appeared to be in serviceable condition at the time of the inspection.

3. Drain/Waste/Vent Pipe Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Acrylonitrile-Butadiene-Stryrene "ABS"

Poly Vinyl Chloride "PVC"

Observations:

I let all showers, tubs, toilets and sinks run for an extended period of time to observe that all locations drain as they should. The functional drainage appeared adequate in this home unless specifically noted elsewhere in this report at a particular sink, bathtub or shower.

Inspection of all areas of the drain pipes and associated fittings and connections 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.

There are now a wide variety of light bulbs or lamps that will fit into lighting fixtures. Some choices may not be appropriate for some lighting fixtures. It is beyond the scope of this inspection to verify each lamp or bulb is appropriate for the installed lighting fixture. The inspector recommends that you review the bulb or lamp installations for each fixture correcting as needed for safety and function. Common errors include 100 watt bulbs installed in fixtures rated for 60 watt max bulbs and interior rated CFL bulbs installed at exterior or damp locations.

A ground fault circuit interrupter (GFCI, sometime referred as a GFI's) is a special device that will cut off electricity to a circuit when a ground fault occurs (unsafe condition). The GFCI protection device may take the form of a circuit breaker in the electrical panel or be combined with an electrical receptacle. GFI's have been required for most outdoor receptacles since 1973, bathroom receptacle circuits since 1975, non-dedicated garage wall outlets since 1978, and kitchen receptacles since 1987. If they are not already present, I recommend having 'GFCI' devices installed in all of these areas and especially any electrical outlet subject to water. The devices provide a higher level of safety than non GFCI protected 3-prong receptacles. A qualified electrician should be consulted for additional guidance.

Arc fault circuit interrupter (AFCI, sometime referred to as AFI's) has been required in some homes since 2000. Have AFCI breakers installed for all of the bedroom circuits, including bedroom lights, receptacles, etc. These devices help reduce the number of fires associated with arcing. AFI's serve a dual purpose, they shut off electricity in the event of an "arcing fault", but it will trip when a short circuit or an overload occurs. A qualified electrician should be consulted for additional guidance.

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
				X

Service Type:

Underground service conductors noted, not visible for inspection.

2. Main Amp Capacity

Good	Fair	Poor	S/H	N/A

Service Amperage:

The main electrical service disconnect was a single throw main breaker located in the main electric panel.

50 amp service installed in this home.

120/240 volt service

3. Electrical Panel Comments

Good	Fair	Poor	S/H	N/A
			X	

Electric Panel Location:

East exterior side of house

Main service shutoff located at north end of home on metal pedestal.

Sub Panel Location:

North wall of shed.

Observations:

Not all breakers are marked/identified. Recommend having an electrician identify and mark each breaker for all units.

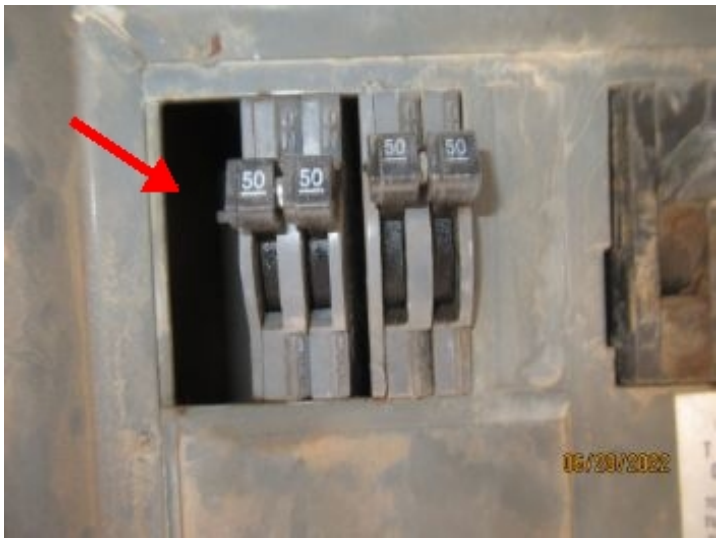
The branch wires visible in the panel are copper and are in satisfactory condition.

Electric panel wiring appears to be well organized.

Power Supply Cable Type: Copper

The ground wires were visible in the main electric panel and appeared to be properly secured at the time of inspection.

Unprotected opening(s) observed at electric panel, - safety issue, children could reach into panel and get shocked. Recommend further review/repair by a qualified electrician.



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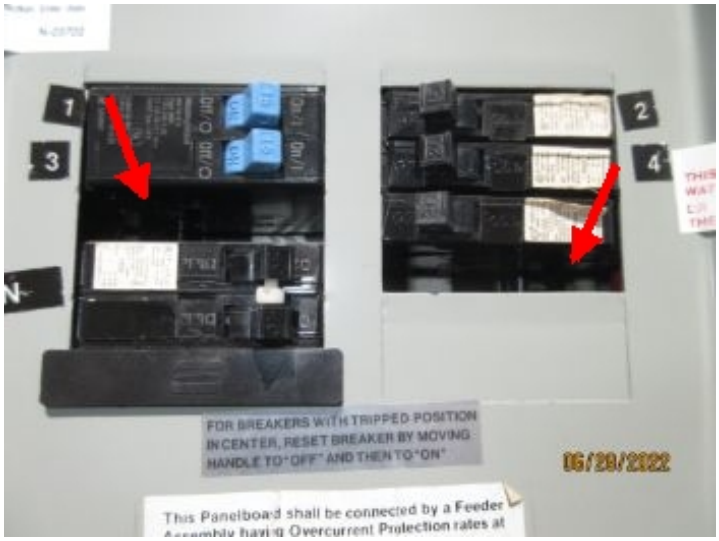

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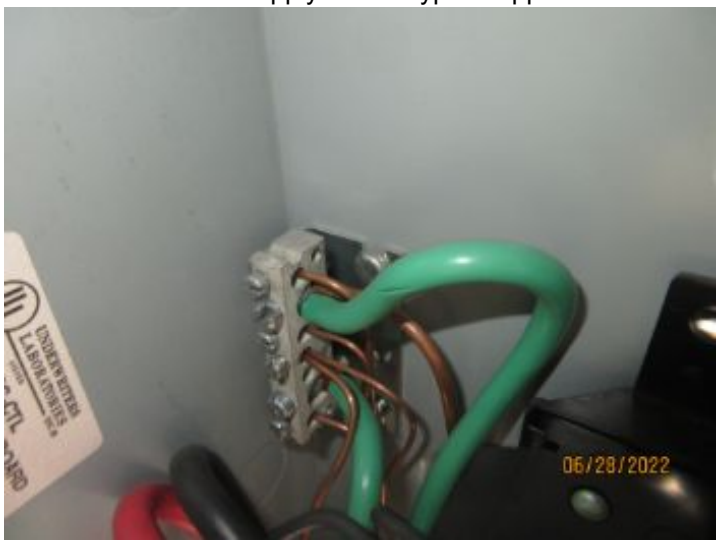


The ground wires were visible in the main electric panel and appeared to be properly secured at the time of inspection.

Not all breakers are marked/identified. Recommend having an electrician identify and mark each breaker for all units.

Electric panel wiring appears to be well organized.

4. Breaker Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

The overload protection is provided by circuit breakers. The breakers appeared to be properly sized and 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. 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). AFCIs 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 AFCIs 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/blinds/plantation shutters 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, soft water/water filtration systems, fire suppression systems 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
		X		

Observations:

Exterior door at north end of carport sticks at top jamb. Recommend further review/repair by a qualified contractor.

Exterior door at north end of carport sticks at top jamb. Recommend further review/repair by a qualified contractor.

2. Sliding Door Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Sliding door operated at time of inspection

Exterior door at north end house was operational at the time of inspection.

3. Window Comments

Good	Fair	Poor	S/H	N/A
	X			

Type/s:

Metal

Single Pane

Slider Type

Single hung

Observations:

Functional at time of inspection

Window tracks need cleaning.

Sun screens installed at one or more window(s)

4. Floor Comments

Good	Fair	Poor	S/H	N/A
	X			

Materials:

Wood/Wood Replica

Observations:

Some areas not accessible due to personal items

5. Wall Comments

Good	Fair	Poor	S/H	N/A
	X			

Materials:

Celotex plank (Or similar material)

Observations:

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

Home was occupied at time of inspection. Pictures on the walls and furniture prevented complete inspection of all walls.

Whole house radio/sound system is installed in this home. Not part of a home inspection.

6. Ceiling Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Drywall

7. Ceiling Fans

Good	Fair	Poor	S/H	N/A
X				

Observations:

Ceiling fan noted in family room

Ceiling fans operated at time of inspection

8. Interior Electrical Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Home was occupied at time of inspection. Unable to test all electrical outlets due to room furnishings.

The electrical outlets that I was able to access operated at time of inspection.

9. Smoke Detector Comments

Good	Fair	Poor	S/H	N/A
			X	

Observations:

No smoke alarms were installed in this home at the time of inspection. I highly recommend installing smoke alarms in all proper locations including the bedroom to enhance the safety of occupants and guests.

10. Interior Comments

Notes:

The inspection of the interior did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.

All homes experience some form of settlement due to construction practices, materials used and other factors.

The batteries in all smoke and CO detectors/alarms should be replaced annually and each unit should be tested at least every month.

Whole house radio/sound system is installed in this home. Not part of a home 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
	X			

Observations:

Average condition considering age of cabinets

Most not visible for inspection due to personal belongings.

2. Kitchen Counter Comments

Good	Fair	Poor	S/H	N/A
	X			

Observations:

Average condition for age of counters.

3. Kitchen Sink Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Kitchen faucet appeared functional at the time of inspection

4. Garbage Disposal Comments

Good	Fair	Poor	S/H	N/A
				X

Observations:

No garbage disposal installed. (FYI)

5. Kitchen Plumbing Comments

Good	Fair	Poor	S/H	N/A
		X		

Observations:

Active drip noted at kitchen sink drain plumbing connection. Recommend further review/repair by a qualified plumbing contractor.

Active drip noted at kitchen sink drain plumbing connection. Recommend further review/repair by a qualified plumbing contractor.

Active drip noted at kitchen sink drain plumbing connection. Recommend further review/repair by a qualified plumbing contractor.

6. 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.

7. 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

Electric oven installed at time of inspection

Oven element heated at time of inspection

8. 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


Microwave heated water at time of inspection

9. Vent Comments

Good	Fair	Poor	S/H	N/A
X				

Type:

Built in fan in microwave oven

Observations:

Exhaust fan and work light operated at time of inspection

Exhaust fan and work light operated at time of inspection

10. Kitchen Electrical Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

All available kitchen outlets operated at time of inspection

11. Kitchen GFCI Comments

Good	Fair	Poor	S/H	N/A
			X	

Observations:

As of 1987 all kitchen receptacles within 6 feet of a water source are required to be GFCI protected as a safety feature. That may not have been the case when this home was built. Recommend having a qualified electrician install GFCI at all applicable locations to bring home up to current building standards for enhanced safety to occupants

As of 1987 all kitchen receptacles within 6 feet of a water source are required to be GFCI protected as a safety feature. That may not have been the case when this home was built. Recommend having a qualified electrician install GFCI at all applicable locations to bring home up to current building standards for enhanced safety to occupants

12. Kitchen Ceiling Comments

Good	Fair	Poor	S/H	N/A
	X			

Materials:

Drywall

Observations:

Stains noted at kitchen ceiling

13. Kitchen Floor Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Wood/wood replica

14. Refrigerator/Freezer Condition

Good	Fair	Poor	S/H	N/A
X				

Observations:

Refrigerator and freezer appeared operational

Refrigerator and freezer appeared operational

Master Bedroom

Master Bath

Bedrooms

1. Bedroom Locations

Location(s):

Main floor #1 North side

2. Bedroom Door Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Bedroom door(s) were functional at the time of inspection.

3. Wall Comments

Good	Fair	Poor	S/H	N/A
	X			

Materials:

Celotex plank (Or similar material)

Observations:

Common dings and dents, nail holes, patched areas noted

Some areas not accessible due to personal items

4. Ceiling Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Drywall

5. Floor Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Wood/wood replica

6. Bedroom Closet Comments

Good	Fair	Poor	S/H	N/A
	X			

Observations:

Functional

One or more drawers below closet need minor repairs.

One or more drawers below closet need minor repairs.

7. Window Comments

Good	Fair	Poor	S/H	N/A
	X			

Window Type:

Metal

Single pane

Single hung

Observations:

Functional

Suggest cleaning tracks and lubricating window mechanism

8. Bedroom Electrical Comments

Good	Fair	Poor	S/H	N/A
			X	

Observations:

Electrical outlets operated at time of inspection

Upper outlet on south wall of bedroom appears to have the hot and neutral wires reversed. Recommend further review/repair by a qualified electrician.

Upper outlet on south wall of bedroom appears to have the hot and neutral wires reversed. Recommend further review/repair by a qualified electrician.

Upper outlet on south wall of bedroom appears to have the hot and neutral wires reversed. Recommend further review/repair by a qualified electrician.

9. Bedroom Ceiling Fan Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Ceiling fans operated at time of inspection

10. Bedroom Smoke Detector Comments

Good	Fair	Poor	S/H	N/A
			X	

Observations:

No smoke detector installed in guest bedroom

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. I typically let sinks, tubs and showers run for 15 minutes each and flush toilets multiple times during my inspections. The function and water tightness of fixture overflows or other internal fixture components generally cannot be inspected.

Bathrooms consist of many features from jetted tubs and showers to toilets and bidets. Because of the plumbing involved it is an important area of the house to inspect semi-annually. Small drips at sink plumbing supply and drain connections can go unnoticed for extended periods of time causing damage to cabinets and the potential for mold growth. Missing/deteriorated caulking and/or grout at sinks, tubs and showers can also be a source for potential damage and/or mold issues. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. I attempt to identify as many issues as possible but some items may be undetectable due to problems hidden within the walls or under the flooring.

1. Guest Bath Location(s)

Location/s:

Main floor 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

4. Guest Bath Sink Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Guest bath sink was functional at time of inspection.

5. Guest Bath Plumbing Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Both the hot and the cold water were operating correctly at the sink, tub and shower in the main floor guest bath. The hot water was on the correct side (left) and there was no evidence on any active leaks at the time of inspection.

6. Guest Bath Shower Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

The main floor guest shower was functional at time of inspection

The main floor guest shower was functional at time of inspection

7. Guest Bath Shower Wall Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Normal wear

8. Guest Bath Tub Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Main floor guest bathtub was functional at time of inspection

Main floor guest bathtub was functional at time of inspection

9. Guest Bath Toilet Comments

Good	Fair	Poor	S/H	N/A
	X			

Observations:

Guest bath toilet(s) functioned properly at time of inspection

Rust noted at toilet handle flush arm.

Rust noted at toilet handle flush arm.

10. Guest Bath Exhaust Fan Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Guest bath exhaust vent(s) operated at time of inspection

11. Guest Bath Electrical Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

The guest bath electrical outlet(s) operated at the time of inspection

12. GFCI Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

GFCI tested and functioned properly in guest bath(s)

13. Guest Bath Mirror(s) Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

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

14. Guest Bath Door Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Guest bath door(s) were functional at the time of inspection.

15. Guest Bath Wall Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Celotex plank (or similar material)

Observations:

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

16. Guest Bath Ceiling Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Drywall

17. Guest Bath Floor Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Wood/wood replica

18. Guest Bath Window Comments

Good	Fair	Poor	S/H	N/A
X				

Window Type:

Metal

Single pane

Slider

Observations:

Functional at time of inspection

Laundry

Safety Recommendation: Dryer exhaust vents should be inspected and cleaned at least once a year depending on the size of the household and dryer usage.

5 Warning Signs That it's Time to Clean Your Dryer Vent:

1. ***Drying time for clothes takes longer and longer.***
When a dryer vent is clogged, the drying cycle can double or triple in time. You'll notice that clothes are not completely dry at the end of a regular cycle. A dryer is designed to push out the hot moist air for clothing to dry. If your vent is blocked by lint, the air will stay in your dryer keeping your clothes hot and moist. And when it takes twice as long to dry clothes, your dryer runs longer, putting more wear and tear on it and therefore cutting the machine's life in half.

2. Your clothing and the outside of the dryer are very hot.
Do you notice that your clothing is very hot at the end of a cycle or the dryer is hot to touch? This warning sign means the vent is not exhausting properly. If your system is clogged, it not only wastes energy, but can cause the heating element and blower in the dryer to wear out faster.

3. You notice a burning smell.
When you run your dryer do you smell a burning odor? Lint, which is very flammable, can build up in the exhaust tube, lint trap and even in the drum casing. If it gets too hot, it can catch on fire, causing a burning smell. (Remember to empty the lint trap often). Discontinue use of your dryer and have it inspected as soon as possible.

4. The vent hood flap doesn't open properly.
Another visual red flag that you're due for a cleaning: You can see lint or debris around the dryer hose or outside vent opening: or the duct hood flap does not open as it is designed to do. An outside vent that doesn't open when the dryer is running means air flow has been restricted due to lint buildup.

5. It's been longer than a year since your last inspection.
Dryer vent ducts should be inspected at least once a year to reduce the risk of fires and carbon

monoxide poisoning. If you hire a professional to clean your vent, expect to pay between $75 to $150, depending on the length and location of the vent. If the exterior exhaust vent is easily accessible, you can try cleaning it yourself with a brush kit which can be purchased at a home improvement store. You'll find a myriad of how-to online videos that show the cleaning process with a brush system. Some of the DIY cleaning kits do not always properly clean the vent duct. One advantage to hiring an experienced professional is he or she has likely seen just about every make and model of dryer and has the appropriate brush and equipment to effectively do the job.

1. Location

Location:

Laundry area located in shed at north end of house.

2. Dryer Vent Comments

Good	Fair	Poor	S/H	N/A
		X		

Observations:

Annual cleaning of dryer vent is highly recommended to prevent lint building up causing a fire hazard.

Could not inspect dryer vent due to washer/dryer unit installed

Dryer vent flapper stuck in the open position on west side of house. Recommend cleaning vent area so that the flapper can close preventing air/insects from entering house.

Dryer vent flapper stuck in the open position on west side of house. Recommend cleaning vent area so that the flapper can close preventing air/insects from entering house.

Dryer vent flapper stuck in the open position on west side of house. Recommend cleaning vent area so that the flapper can close preventing air/insects from entering house.

3. Laundry Room Electrical Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Electric dryer hookup present.<FYI>

4. Laundry Room Plumbing Comments

Good	Fair	Poor	S/H	N/A
				X

Observations:

The testing of washing machines and/or dryers and their water connections and drain pipes is not part of a standard home inspection. FYI: The water supply to a washing machine is usually left on and the supply hoses can leak or burst under pressure and potentially flood a home. I recommend that you replace the rubber hoses with modern braided stainless steel types that are much more dependable.

The supply shutoff valve 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

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

General Photos/Comments

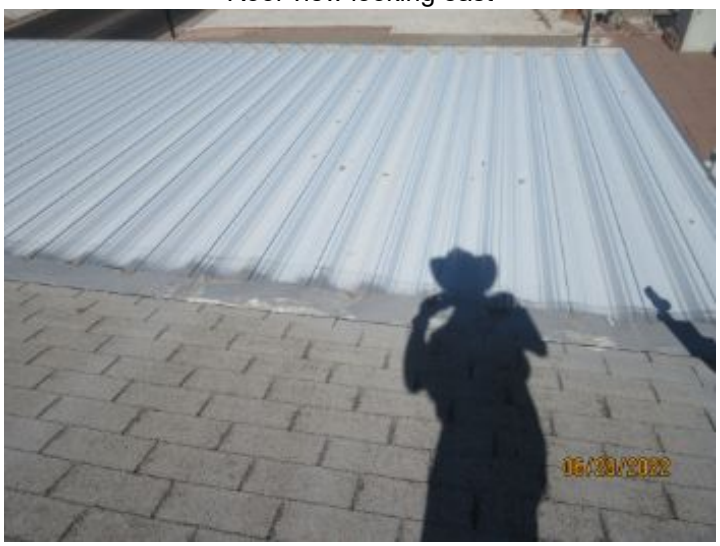
The following photos are various views of the interior and exterior of the house. These are in no particular order.

1. General Photos

Good	Fair	Poor	S/H	N/A

Roof view looking east

Roof view looking south



Roof view looking west

Carport roof view

South side of house

East side of house

East side of house

North side of house

North side of house

West side of house

West side of house

South side of house

West side of house

Laundry area

Shed

Laundry/shed

North bedroom

North bedroom

North bedroom

Guest bath

Guest bath

Kitchen

Kitchen

Kitchen

Family room

Family room

Family room

Kitchen dining area

Front entry

Photos

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

Glossary

Term	Definition
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	Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.