



The Inspector



1234 Main Street, Mesa, AZ 85212
Inspection prepared for: John and Mary Sample
Date of Inspection: 8/9/2022 Time: 6:00am - 5:30pm
Age of Home: Built in 1988 Size: 3338 S.F.
Weather: Partly cloudy, 100's. Showers in past 24 hours.
Front of House Faces: South
Client/Agent Present at Inspection? Both
House Occupied? No

Inspector: Toby Karlquist
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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.

Site		
Page 19 Item: 8	Deck Comments	<p>Deck off of master bedroom is rotted/damaged in several locations. Recommend further review/repair by a qualified contractor.</p> <p>Deck on front of house does not slope towards scuppers to allow proper removal of water. Recommend further review/repair by a qualified contractor.</p> <p>Loose railing noted at south deck</p>
Page 21 Item: 9	Lawn Sprinklers/Drip System Comments	<p>Several areas on the property were saturated/had ponding water. Suggest reducing watering times.</p> <p>There appears to be a leak in the irrigation supply line at the west side of the back yard near the sub panel. Recommend further review/repair by a qualified landscape contractor.</p>
Exterior		
Page 26 Item: 6	Receptacle/Wiring Comments	<p>GFCI tested and did not operate correctly at one or more exterior locations. Recommend review and repair by a qualified electrician.</p> <p>Broken/Missing water proof cover noted at exterior outlet, repairs recommended for enhanced safety to occupants.</p>
Roof		

Page 29 Item: 2	Roof Comments	<p>Damaged/deteriorated underlayment noted. Recommend further review/repair by a qualified roofing contractor.</p> <p>Damaged mortar pack noted in one or more location(s)</p> <p>Displaced tile(s)</p> <p>Large amounts of pigeon droppings noted on roof behind wiring. Recommend removing droppings to help facilitate water flow off of roof. Recommend further review/repair by a qualified roofing contractor.</p> <p>Missing tiles noted</p> <p>Leaves/pigeon debris noted in one or more area(s) on roof surface. Recommend removal to allow proper drainage off of roof surface.</p>
Page 35 Item: 5	Chimney Comments	<p>Water was pooling on top of the chimney at the time of inspection. Recommend further review/repair by a qualified roofing contractor.</p> <p>Stucco damage noted at chimney. Recommend repair to help prevent moisture from potentially entering structure.</p>

Garage

Page 45 Item: 6	Walls/Fire Separation	<p>Hole noted in garage wall leading to interior of home. Recommend proper repair by a qualified contractor. (Fire hazard)</p> <p>Large hole/damage noted in east garage wall.</p>
Page 46 Item: 8	Electrical Comments	<p>Recommend removing dangerous, non-protected fan in garage.</p> <p>Amateur wiring noted at garage light. Recommend review/repair by a qualified electrician.</p>
Page 47 Item: 9	GFCI Comments	<p>Not all receptacles in the garage are GFCI protected. Recommend further review/repair by a qualified electrician.</p>

Heat/AC

Page 53 Item: 4	Filter Comments	<p>Both filters were noted as being extremely dirty at the time of inspection. 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.</p>
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Interior Areas

Page 67 Item: 2	Sliding Door Comments	<p>Houses with pools are now required to have self-closing features installed on all doors leading to the pool area. (This may not have been the case when this pool was built) I highly recommend the addition of self-closing, child-proof devices on the rear sliding door, the exterior access door in the west hallway and the exterior access door in the garage. This is a safety concern with the pool in the backyard with no safety barrier fence.</p>
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Page 68 Item: 3	Screen Door Comments	<p>West hallway security door stick at threshold - very difficult to close and latch. Recommend review/repair by a qualified door contractor.</p> <p>Exterior door at west hallway was missing the deadbolt hardware at the time of inspection. Door would not lock. Recommend review/repair by a qualified door contractor.</p> <p>Door knob would not latch at security door at back of house.</p>
Page 70 Item: 6	Wall Comments	<p>Pet door installed in kitchen wall. A small child could potentially fit through this opening and gain access to the pool. Recommend securing safety door over opening when small children are present. (Pool Safety Issue)</p>
Page 71 Item: 8	Stairs & Handrail Comments	<p>Current building standards allow a maximum of 4 inches between spindle spacing. 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.</p>
Page 72 Item: 10	Interior Electrical Comments	<p>Top plug on the south outlet on the west side of the kitchen sink counter appeared to have a short in it when tested. Recommend further review/repair by a qualified electrician.</p>
Page 74 Item: 12	Fireplace Comments	<p>Creosote build up was observed and is considered highly flammable. Recommend hiring a chimney sweep to clean flue before operating fireplace/stove.</p>
Page 75 Item: 13	Smoke Detector Comments	<p>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.</p>

Master Bedroom

Page 83 Item: 4	Wall Comments	<p>Evidence of water leak/damage noted to west wall next to south window in master bedroom. Moisture meter indicated high levels of moisture at drywall at the time of inspection. Recommend further review/repair by a qualified roofing contractor.</p>
Page 85 Item: 7	Window Comments	<p>Damaged/broken lift handle noted at north master bedroom window.</p>
Page 87 Item: 10	Master Bedroom Smoke Detector Comments	<p>No smoke detector installed in master bedroom</p>

Master Bath

Page 88 Item: 6	Master Bath Shower Comments	<p>Minimal temperature difference noted at master bath shower between hot and cold. In addition, the master shower faucet handle was difficult to operate. Recommend further review/repair by a qualified plumbing contractor.</p>
Page 90 Item: 9	Master Bath Whirlpool Tub Comments	<p>No access panel installed for maintenance of pump and plumbing for jetted tub in master bath. <FYI></p>

Bedrooms

Page 94 Item: 7	Window Comments	One or more bedroom windows would not lock at the time of inspection. Recommend review/repair by a qualified window contractor.
Page 95 Item: 10	Bedroom Smoke Detector Comments	No smoke detectors installed in guest bedrooms
Page 95 Item: 11	Bedroom Built-in Cabinet Comments	It appears that the cabinets in the 2nd floor northwest bedroom are attached with drywall screws. Recommend securing cabinets with proper cabinet fasteners to enhance safety of occupants and guests.

Guest Bathrooms

Page 99 Item: 14	Guest Bath Door Comments	Missing door at 2nd floor guest bath.
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Laundry

Page 102 Item: 4	Dryer Vent Comments	Lint buildup noted inside dryer vent. Recommend cleaning to help prevent potential fire hazard.
Page 103 Item: 9	Laundry Room Plumbing Comments	Drips/corrosion noted at both the hot and cold water shutoffs in the laundry room. Recommend further review/repair by a qualified plumbing contractor.

Pool

Page 123 Item: 7	Filter Type/Comments	Recommend confirming with a qualified pool contractor that the installed filter is the proper size for this pool.
Page 124 Item: 9	Pressure Gauge Comments	No pressure gauge installed at pool equipment at the time of inspection. Recommend further review/repair by a qualified pool contractor. (Pool safety issue)
Page 125 Item: 11	Timer Comments	Timer missing plastic safety cover. Recommend replacement to enhance safety of occupants.
Page 126 Item: 12	Underwater Light(s) Comments	Underwater pool light did not operate at time of inspection
Page 126 Item: 13	Automatic Pool Cleaner Comments	The pool cleaner was not operating correctly at the time of the inspection. Suggest further review by qualified pool technician.

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.

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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 an item, component or system.

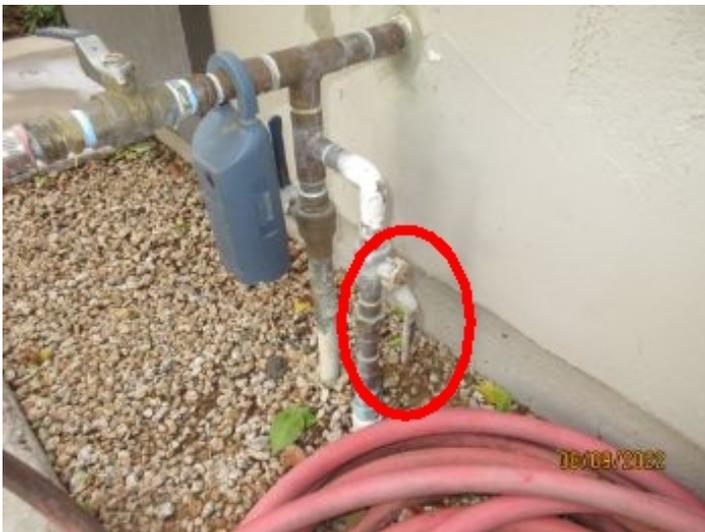
Emergency/Important Info

1. Water shutoff location at house

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

Location:

Main water shutoff for house located on south side of house



Main water shutoff for house located on south side of house

Main water shutoff for house located on south side of house

2. Water shutoff location at street

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

Location:

Water company meter box located on south side of house by street



Water company meter box located on south side of house by street

3. Electric panel main breaker shutoff location

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

Location:

Main electric shutoff located on west side of house.



Main electric shutoff located on west side of house.

Main electric shutoff located on west side of house.

4. Valve box locations

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

Location:

Valve box 1 location: East side of house

Valve box 2 location: East side of house in back yard



Valve box 1 location: East side of house



Valve box 1 location: East side of house



Valve box 2 location: East side of house in back yard



Valve box 2 location: East side of house in back yard

5. Irrigation Timer location

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

Location:

Timer location: West exterior wall by electric panel



Timer location: West exterior wall by electric panel

6. Sink water shutoff locations

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

Location:

Water shutoffs for sinks located below sinks on back wall



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"/>				

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"/>				

Location/Filter Size

Location 1: West hallway wall. Size: 16" x 30"

Location 2: 2nd floor hall wall. Size: 16" x 30"



Location 1: West hallway wall. Size: 16" x 30"



Location 2: 2nd floor hall wall. Size: 16" x 30"

9. GFCI breaker reset location(s)

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

Location:

GFCI reset for some exterior outlets and wet bar outlet located in main floor guest bath.

GFCI reset for 2nd floor guest bath located in master bath.



GFCI reset for some exterior outlets and wet bar outlet located in main floor guest bath.

GFCI reset for 2nd floor guest bath located in master bath.

10. Sewer Cleanout Location

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

Observations:

The main sewer cleanout appears to be located in the driveway. This are used by plumbers to clean out the main drainage waste pipes if necessary.



The main sewer cleanout appears to be located in the driveway. This are used by plumbers to clean out the main drainage waste pipes if necessary.

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.

Suggest monitoring site drainage performance after a heavy rain to confirm that water flows away from structure and off the property.



Suggest monitoring site drainage performance after a heavy rain to confirm that water flows away from structure and off the property.

2. Privacy 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:

Block

Wood

Metal

Observations:

Boards in gate need stain/paint/sealant to prolong life of wood.

Step cracks noted in block wall.



Step cracks noted in block wall.



Boards in gate need stain/paint/sealant to prolong life of wood.

3. Retaining Wall Comments

Good	Fair	Poor	S/H	N/A
X				

Locations:

Backyard

Materials:

Concrete blocks

Stucco

Observations:

Decorative/retaining wall appeared to be in good condition at the time of inspection.



Decorative/retaining wall appeared to be in good condition at the time of inspection.

4. Driveway 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:

Concrete

Observations:

Raised or settled driveway surface noted as being a trip hazard. Repairs recommended to enhance safety to occupants and guests.



Raised or settled driveway surface noted as being a trip hazard. Repairs recommended to enhance safety to occupants and guests.



Raised or settled driveway surface noted as being a trip hazard. Repairs recommended to enhance safety to occupants and guests.



Raised or settled driveway surface noted as being a trip hazard. Repairs recommended to enhance safety to occupants and guests.

5. Sidewalk 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:

Concrete

Observations:

Roots from tree planted on northwest corner of house are lifting sidewalk. Suggest monitoring and repair as needed.



Roots from tree planted on northwest corner of house are lifting sidewalk. Suggest monitoring and repair as needed.



Roots from tree planted on northwest corner of house are lifting sidewalk. Suggest monitoring and repair as needed.

6. Front Entry Condition

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

Locations:

Backyard

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.

7. Patio Conditions

Good	Fair	Poor	S/H	N/A
X				

Locations:

Backyard

Patio Materials:

Concrete

Observations:

Back patio appeared to be in good condition at time of inspection.



Back patio appeared to be in good condition at time of inspection.

8. Deck Comments

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

Deck Materials:

Wood

Painted/sealed Observations:

Deck off of master bedroom is rotted/damaged in several locations. Recommend further review/repair by a qualified contractor.

Deck on front of house does not slop towards scuppers to allow proper removal of water. Recommend further review/repair by a qualified contractor.

Loose railing noted at south deck



Deck off of master bedroom is rotted/damaged in several locations. Recommend further review/repair by a qualified contractor.



Deck off of master bedroom is rotted/damaged in several locations. Recommend further review/repair by a qualified contractor.



Deck off of master bedroom is rotted/damaged in several locations. Recommend further review/repair by a qualified contractor.



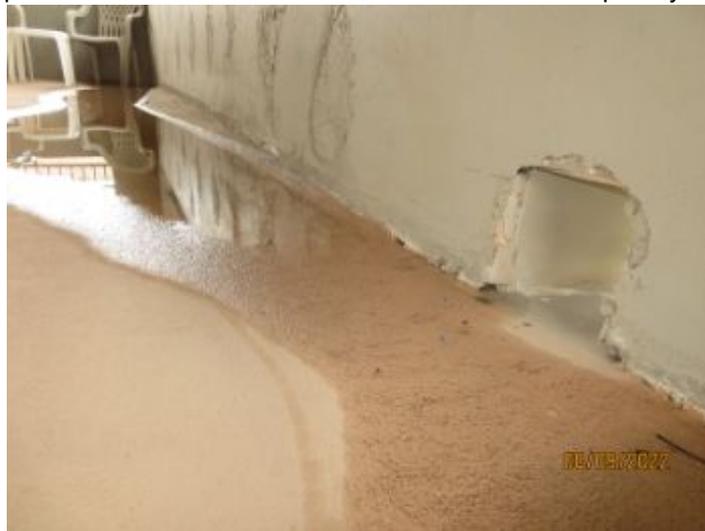
Loose railing noted at south deck



Deck on front of house does not slop towards scuppers to allow proper removal of water. Recommend further review/repair by a qualified contractor.



Deck on front of house does not slop towards scuppers to allow proper removal of water. Recommend further review/repair by a qualified contractor.



Deck on front of house does not slop towards scuppers to allow proper removal of water. Recommend further review/repair by a qualified contractor.

9. Lawn Sprinklers/Drip System Comments

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

Details:

Valve box 1 location: East side of house

Valve box 2 location: East side of back yard.

Timer location 1: West side of house by electric panel.

Observations:

Drip system appears operational

Lawn sprinklers appear operational.

Operated manually.

Most irrigation systems require a certain amount of ongoing maintenance, which you should expect to budget for. If I was able to operate the drip/irrigation system at this house I only ran it for a short time so it is difficult to detect all leaks, especially underground leaks. Irrigation leaks, especially long-term, can lead to problems. Leaks should be corrected immediately, especially when they are up against the house, such as a valve leak or a leak in an irrigation box. These long-term leaks can change the soil condition under the foundation and result in unnecessary damage.

Recommend capping the drip heads that are watering areas with no plants.

Exposed piping noted in one or more locations. Recommend burying supply lines to extend life of supply lines.

Several areas on the property were saturated/had ponding water. Suggest reducing watering times.

There appears to be a leak in the irrigation supply line at the west side of the back yard near the sub panel. Recommend further review/repair by a qualified landscape contractor.



Exposed piping noted in one or more locations. Recommend burying supply lines to extend life of supply lines.



Recommend capping the drip heads that are watering areas with no plants.



Drip system appears operational



Drip system appears operational



Several areas on the property were saturated/had ponding water. Suggest reducing watering times.



Lawn sprinklers appear operational.



There appears to be a leak in the irrigation supply line at the west side of the back yard near the sub panel. Recommend further review/repair by a qualified landscape contractor.

There appears to be a leak in the irrigation supply line at the west side of the back yard near the sub panel. Recommend further review/repair by a qualified landscape 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. 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:

Conventional Wood Framing

Stucco

Observations:

Recommend caulking around windows

Recommend caulking around exterior of side garage door.

Suggest trimming vegetation away from structure.



Suggest trimming vegetation away from structure.



Recommend caulking around exterior of side garage door.



Recommend caulking around windows



Recommend caulking around windows



Recommend caulking around windows

2. Hose Bibb Condition

Good	Fair	Poor	S/H	N/A
X				

Valve type:

Hose Bibb

Observations:

Hose bibbs appeared operational at time of inspection

3. Vent Cover Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Exterior vents appeared to be in good condition at time of inspection

4. Door Bell

Good	Fair	Poor	S/H	N/A
X				

Observations:

Door bell operated at time of inspection

Door bell transformer installed in garage.



Door bell operated at time of inspection



Door bell transformer installed in garage.

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

Observations:

GFCI was tested on exterior outlets and operated correctly at some of the exterior outlets. GFCI reset for exterior outlets located in main floor guest bath.

GFCI tested and did not operate correctly at one or more exterior locations. Recommend review and repair by a qualified electrician.

Broken/Missing water proof cover noted at exterior outlet, repairs recommended for enhanced safety to occupants.



GFCI tested and did not operate correctly at one or more exterior locations. Recommend review and repair by a qualified electrician.



Broken/Missing water proof cover noted at exterior outlet, repairs recommended for enhanced safety to occupants.

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

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:

Slab on Grade

Materials:

Poured Concrete Wall

2. Slab on Grade/Floor 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 unless otherwise noted)

Interior floor inspection limited due to floor coverings - inspection limited

Not able to see all areas of stem wall due to dirt/rock level too high against house.

3. Foundation Comments

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

Notes::

Visible perimeter appears satisfactory with what I consider to be normal cracks. (Unless otherwise noted) 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. 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
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Method:

Combination Gable/Hip

Surface Type:

Concrete tiles

Observations:

FYI - The concrete tiles do not protect a building from water intrusion, they simply protect the Water Resistant Membrane under the Tiles (known as underlayment) from the sun, wind, and physical damage.

Roof underlayment can last 15 to 30 years depending on exposure, attic ventilation etc. I have no way of determining the condition of the underlayment on this roof. If there is concern about the underlayment condition I suggest further review by a qualified roofing contractor who can remove tiles and physically inspect the underlayment.

Damaged/deteriorated underlayment noted. Recommend further review/repair by a qualified roofing contractor.

Damaged mortar pack noted in one or more location(s)

Displaced tile(s)

Large amounts of pigeon droppings noted on roof behind wiring. Recommend removing droppings to help facilitate water flow off of roof. Recommend further review/repair by a qualified roofing contractor.

Missing tiles noted

Leaves/pigeon debris noted in one or more area(s) on roof surface. Recommend removal to allow proper drainage off of roof surface.



Displaced tile(s)



Leaves/pigeon debris noted in one or more area(s) on roof surface. Recommend removal to allow proper drainage off of roof surface.



Large amounts of pigeon droppings noted on roof behind wiring. Recommend removing droppings to help facilitate water flow off of roof. Recommend further review/repair by a qualified roofing contractor.



Damaged mortar pack noted in one or more location(s)



Damaged mortar pack noted in one or more location(s)



Missing tiles noted



Displaced tile(s)



Large amounts of pigeon droppings noted on roof behind wiring. Recommend removing droppings to help facilitate water flow off of roof. Recommend further review/repair by a qualified roofing contractor.



Large amounts of pigeon droppings noted on roof behind wiring. Recommend removing droppings to help facilitate water flow off of roof. Recommend further review/repair by a qualified roofing contractor.



Large amounts of pigeon droppings noted on roof behind wiring. Recommend removing droppings to help facilitate water flow off of roof. Recommend further review/repair by a qualified roofing contractor.



Large amounts of pigeon droppings noted on roof behind wiring. Recommend removing droppings to help facilitate water flow off of roof. Recommend further review/repair by a qualified roofing contractor.



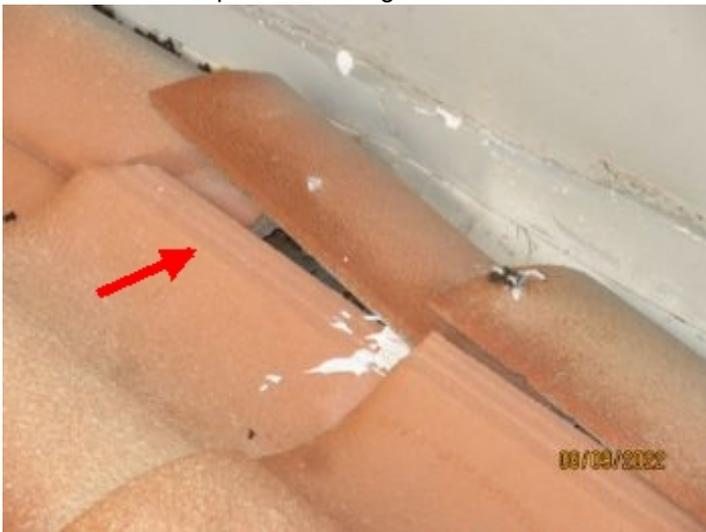
Large amounts of pigeon droppings noted on roof behind wiring. Recommend removing droppings to help facilitate water flow off of roof. Recommend further review/repair by a qualified roofing contractor.



Large amounts of pigeon droppings noted on roof behind wiring. Recommend removing droppings to help facilitate water flow off of roof. Recommend further review/repair by a qualified roofing contractor.



Damaged mortar pack noted in one or more location(s)



Displaced tile(s)



Large amounts of pigeon droppings noted on roof behind wiring. Recommend removing droppings to help facilitate water flow off of roof. Recommend further review/repair by a qualified roofing contractor.



Damaged mortar pack noted in one or more location(s)



Displaced tile(s)



Displaced tile(s)



Damaged mortar pack noted in one or more location(s)



Leaves/pigeon debris noted in one or more area(s) on roof surface. Recommend removal to allow proper drainage off of roof surface.



Damaged mortar pack noted in one or more location(s)



Displaced tile(s)



Missing tiles noted



Damaged/deteriorated underlayment noted. Recommend further review/repair by a qualified roofing contractor.



Displaced tile(s)



Damaged mortar pack noted in one or more location(s)



Displaced tile(s)



Displaced tile(s)



Damaged/deteriorated underlayment noted. Recommend further review/repair by a qualified roofing contractor.



Missing tiles noted

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

5. Chimney Comments

Good	Fair	Poor	S/H	N/A
		X		

Materials:

Metal/Stucco

Observations:

Water was pooling on top of the chimney at the time of inspection. Recommend further review/repair by a qualified roofing contractor.

Stucco damage noted at chimney. Recommend repair to help prevent moisture from potentially entering structure.



Water was pooling on top of the chimney at the time of inspection. Recommend further review/repair by a qualified roofing contractor.

Water was pooling on top of the chimney at the time of inspection. Recommend further review/repair by a qualified roofing contractor.



Stucco damage noted at chimney. Recommend repair to help prevent moisture from potentially entering structure.

Stucco damage noted at chimney. Recommend repair to help prevent moisture from potentially entering structure.

6. Spark Arrestor 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:

Spark arrestor was present at the time of inspection

7. Soffit & Fascia 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:

Wood

Observations:

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

Peeling/Deteriorated paint noted in areas of the soffit and/or fascia, recommend using a quality exterior paint to extend its useful service life.



Peeling/Deteriorated paint noted in areas of the soffit and/or fascia, recommend using a quality exterior paint to extend its useful service life.



Peeling/Deteriorated paint noted in areas of the soffit and/or fascia, recommend using a quality exterior paint to extend its useful service life.

8. 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Location 1: Master bedroom closet ceiling



Location 1: Master bedroom closet ceiling



Mouse/rat droppings noted inside attic. No live rodents noted at the time of inspection.



Mouse/rat droppings noted inside attic. No live rodents noted at the time of inspection.

2. Construction Type

Construction Type:

Engineered truss system with OSB sheathing

Partially viewed from access only. (Limited inspection)

3. Insulation Comments

Good	Fair	Poor	S/H	N/A
X				

Insulation Material:

Fiberglass batts

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.

4. Attic Structure 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 roof structure (conventional framing and/or trusses) appeared serviceable with no noted water stains or problems in the areas that I had access to at the time of inspection. The roof structure consists of a truss system that is installed in most of the attic cavity to support the roof decking and transmit the roof load to the exterior wall and/or interior bearing walls. One or more areas consisted of rafters (conventional framing) that is used to support the roof decking and transmit the roof load. The interior ceiling structure consists of the bottom chords of the roof trusses. Most of the ceiling structure is covered by insulation, but the viewable ceiling structure appears to be in good condition.

The roof structure and sheathing appeared to be in good condition in the areas that I could see at the time of inspection.



The roof structure and sheathing appeared to be in good condition in the areas that I could see at the time of inspection.

5. Attic Ventilation 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:

Soffit vents installed



Soffit vents installed

6. Attic Comments

Notes:

Rodent droppings present in master closet attic.

Mouse/rat droppings noted inside attic. No live rodents noted at the time of inspection.

Possible dead rodent noted inside attic.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type of Garage:

Attached Garage

Door Material, Style, Quantity and Size

Metal

Roll-up panel type

1 - 8'

1 - 16'

Observations:

Exterior garage door trim needs to be secured/sealed.

Garage door is equipped with a key pad entry feature located at an exterior location. The keypad operated at the time of inspection.

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

Damaged weather stripping noted at bottom of garage door. Recommend replacing weather stripping to prevent moisture/insects from entering garage.



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

Garage door is equipped with a key pad entry feature located at an exterior location. The keypad operated at the time of inspection.



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

Damaged weather stripping noted at bottom of garage door. Recommend replacing weather stripping to prevent moisture/insects from entering 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 opener operated at time of inspection.

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. Exterior Door

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

Observations:

Exterior garage door operated and was in good condition at the time of inspection.

Missing striker plate at deadbolt on exterior garage door.

I highly recommend adding a child proof - self closing/locking feature to exterior garage door leading to pool area



I highly recommend adding a child proof - self closing/locking feature to exterior garage door leading to pool area



Missing striker plate at deadbolt on exterior garage door.

5. Fire Door to Interior of House

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

Observations:

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

6. Walls/Fire Separation

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

Observations:

Common dents and dings, nail holes present

Hole noted in garage wall leading to interior of home. Recommend proper repair by a qualified contractor. (Fire hazard)

Large hole/damage noted in east garage wall.



Large hole/damage noted in east garage wall.



Hole noted in garage wall leading to interior of home. Recommend proper repair by a qualified contractor. (Fire hazard)



Hole noted in garage wall leading to interior of home. Recommend proper repair by a qualified contractor. (Fire hazard)

7. Flooring Condition

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

Evidence of termite treatment in garage floor.

Inspection of floor was limited due to personal belongings



Evidence of termite treatment in garage floor.



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

8. 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.

Recommend removing dangerous, non-protected fan in garage.

Amateur wiring noted at garage light. Recommend review/repair by a qualified electrician.



Amateur wiring noted at garage light. Recommend review/repair by a qualified electrician.



Recommend removing dangerous, non-protected fan in garage.

9. 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:

Not all receptacles in the garage are GFCI protected. Recommend further review/repair by a qualified electrician.



Not all receptacles in the garage are GFCI protected. Recommend further review/repair by a qualified electrician.

10. Rafters & Ceiling

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

Observations:

Storage racks/shelves installed at garage ceiling/walls in one or more location(s). Not able to confirm adequacy of construction and load bearing.



Storage racks/shelves installed at garage ceiling/walls in one or more location(s). Not able to confirm adequacy of construction and load bearing.

11. Comments

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

Observations:

Garage has personal belongings which prevents full view and inspection of much of the wall and floor space. Recommend a final walk through before the close of escrow to confirm that hidden or unaware damage to structure is not present.

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

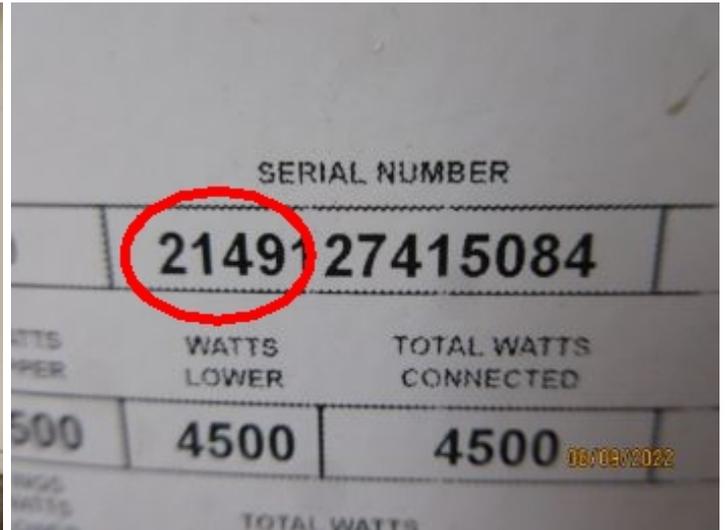
Location:

Location 1: Garage

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 November of 2021.



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 November of 2021.

Water heater was manufactured in November of 2021.

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

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.

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. (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.)

5. 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location/s:

Unit 1 location: Laundry room

Location 2: 2nd floor furnace closet.

Observations:

The furnaces were not tested due to the ambient temperature was above 75 degrees at the time of inspection.



The furnaces were not tested due to the ambient temperature was above 75 degrees at the time of inspection.



The furnaces were not tested due to the ambient temperature was above 75 degrees at the time of inspection.

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"/>

Observations:

Functional

3. Enclosure 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:

Recommend sealing attic openings by duct work in 2nd floor furnace closet.

Live scorpion noted in laundry room furnace closet. Dead scorpion noted shortly thereafter.



Live scorpion noted in laundry room furnace closet. Dead scorpion noted shortly thereafter.



Recommend sealing attic openings by duct work in 2nd floor furnace closet.



Recommend sealing attic openings by duct work in 2nd floor furnace closet.



Recommend sealing attic openings by duct work in 2nd floor furnace closet.

4. Filter Comments

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

Location:

Location 1: West hallway wall. Size: 16" x 30"

Location 2 - 2nd floor hallway wall. Size 16" x 30"

Observations:

Both filters were noted as being extremely dirty at the time of inspection. 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.



Both filters were noted as being extremely dirty at the time of inspection. 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.

Both filters were noted as being extremely dirty at the time of inspection. 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.

5. 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.

6. Refrigerant Line Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

The A/C refrigerant lines were in good condition in the areas that I could physically see them at the time of inspection. I suggest checking these from time to time as the sun will deteriorate the black insulation. Replacement insulation is inexpensive and can be purchased at a local home improvement store.



The A/C refrigerant lines were in good condition in the areas that I could physically see them at the time of inspection. I suggest checking these from time to time as the sun will deteriorate the black insulation. Replacement insulation is inexpensive and can be purchased at a local home improvement store.

7. AC Compressor Comments

Good	Fair	Poor	S/H	N/A
X				

Location:

Location 1 and 2: West side of house. Size: 3 1/2 Tons each. Both units manufactured in January of 2018.

Observations:

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

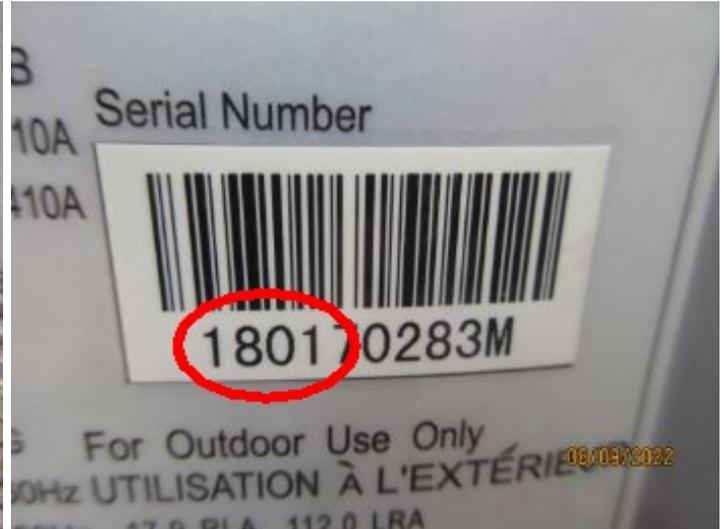
A/C service disconnect(s) noted within sight of A/C unit.

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.

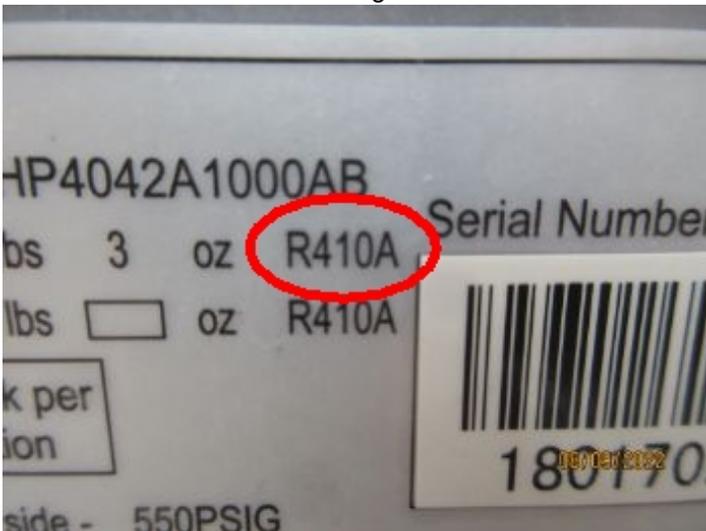
R-410A Refrigerant noted at A/C manufacturer label.



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



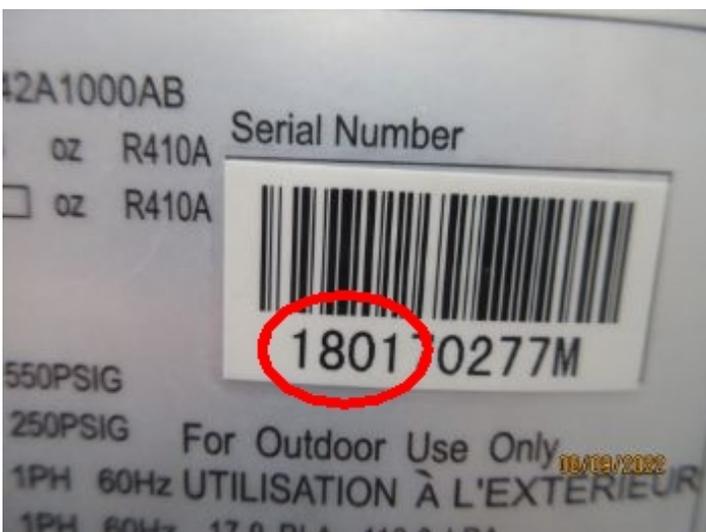
A/C was manufactured in January of 2018



R-410A Refrigerant noted at A/C manufacturer label.



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



A/C was manufactured in January of 2018



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



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

8. A/C Power Comments

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

Power:

240 vac

Observations:

Functional

9. Thermostat Comments

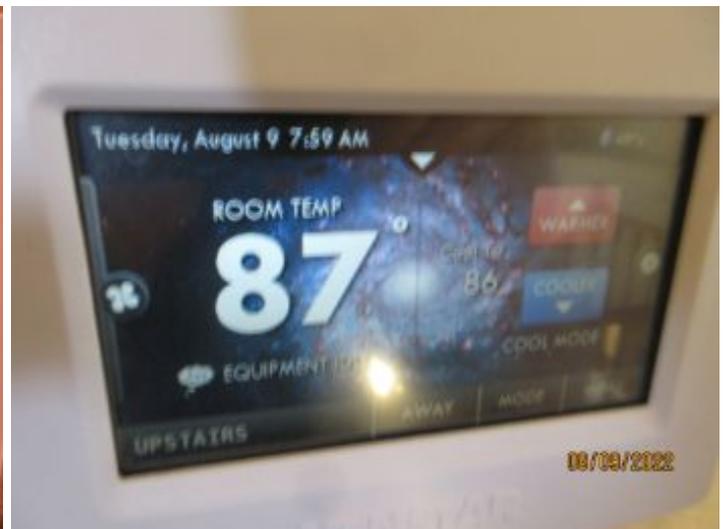
Good	Fair	Poor	S/H	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Both thermostats were functional at time of inspection



Both thermostats were functional at time of inspection



Both thermostats were functional at time of inspection

10. Ductwork 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:

Distribution ducts are Insulated Flexible type located throughout the attic connected to supply registers throughout the house.



Distribution ducts are Insulated Flexible type located throughout the attic connected to supply registers throughout the house.

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 box located on south side of lot by street

Water shut off valve for house located on south side of house

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). Water shutoff valves visually inspected and not operated at the time of inspection. These valves are seldom used and could leak after being operated.

Appears Functional at time of inspection.

2. Water Pressure Reading

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

PSI Observed:

I checked the functional flow in this home by turning on the sink, shower and or tub at the farthest location from the supply. I then flushed the toilet to see if there is still a reasonable amount of water flow at the shower and sink to wash with. The functional flow in this home appeared to be adequate.

The water pressure in this home was measured at 78 pounds per square inch which is within the acceptable limits of 40psi to 80psi.



The water pressure in this home was measured at 78 pounds per square inch which is within the acceptable limits of 40psi to 80psi.

3. Supply Line 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:

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

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.

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:

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
<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.



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:

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

200 amp service installed in this home.

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:

West exterior side of house

Observations:

Breakers appear to be marked/identified. (Any labeling of electric circuit locations on main or sub electrical panel(s) are not checked for accuracy.)

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: Aluminum

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

Grounding: The electrical system appears to be bonded to the main metallic water pipe with a copper conductor. The bonding clamp and copper conductor were tightly fastened at the time of the inspection

There is a Smart Panel Model 3000 system control Unit installed next to the main electric panel. This is specialized equipment and is not part of a home inspection. Recommend further research on Google or checking with a qualified electrician for further information.



This home is equipped with a solar panel electrical system. These are specialized systems and are not part of a home inspection. Recommend contacting the service provider for information/instructions on how to operate electrical system.



Breakers appear to be marked/identified. (Any labeling of electric circuit locations on main or sub electrical panel(s) are not checked for accuracy.)



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



Electric panel wiring appears to be well organized.



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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.



Power Supply Cable Type: Aluminum



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Grounding: The electrical system appears to be bonded to the main metallic water pipe with a copper conductor. The bonding clamp and copper conductor were tightly fastened at the time of the inspection

4. Breaker Comments

Good	Fair	Poor	S/H	N/A
X				

Panel Brand:

Eaton

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. Security System Comments

Good	Fair	Poor	S/H	N/A
				X

Observations:

A 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.



A 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.

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). AFC'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.

This home is equipped with a solar panel electrical system. These are specialized systems and are not part of a home inspection. Recommend contacting the service provider for information/instructions on how to operate electrical system.

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:

Front door was operational at the time of inspection.

2. Sliding Door Comments

Good	Fair	Poor	S/H	N/A
			X	

Observations:

Sliding door operated at time of inspection

Suggest cleaning tracks and lubricating door rollers and lock mechanism at back sliding door.

Houses with pools are now required to have self-closing features installed on all doors leading to the pool area. (This may not have been the case when this pool was built) I highly recommend the addition of self-closing, child-proof devices on the rear sliding door, the exterior access door in the west hallway and the exterior access door in the garage. This is a safety concern with the pool in the backyard with no safety barrier fence.



Houses with pools are now required to have self-closing features installed on all doors leading to the pool area. (This may not have been the case when this pool was built) I highly recommend the addition of self-closing, child-proof devices on the rear sliding door, the exterior access door in the west hallway and the exterior access door in the garage. This is a safety concern with the pool in the backyard with no safety barrier fence.

3. Screen Door Comments

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

Observations:

Security screen present at front door

Security screens present at back door

Security screen present at west hallway exterior door.

West hallway security door stick at threshold - very difficult to close and latch. Recommend review/repair by a qualified door contractor.

Exterior door at west hallway was missing the deadbolt hardware at the time of inspection. Door would not lock. Recommend review/repair by a qualified door contractor.

Door knob would not latch at security door at back of house.



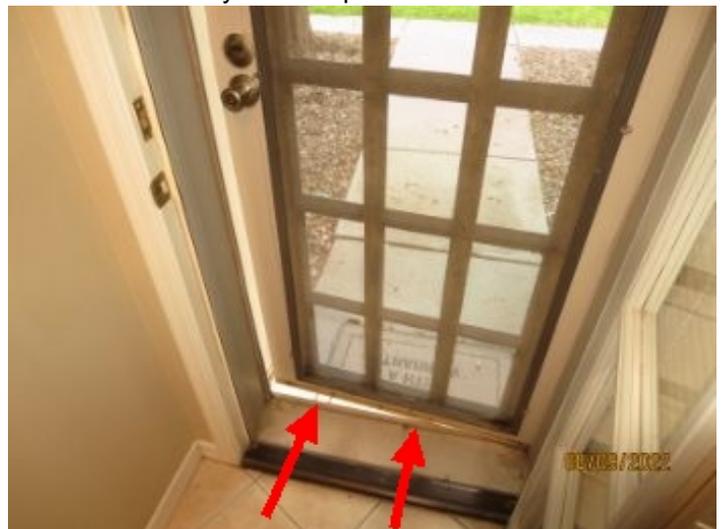
Security screen present at front door



Security screens present at back door



Exterior door at west hallway was missing the deadbolt hardware at the time of inspection. Door would not lock. Recommend review/repair by a qualified door contractor.



West hallway security door stick at threshold - very difficult to close and latch. Recommend review/repair by a qualified door contractor.



West hallway security door stick at threshold - very difficult to close and latch. Recommend review/repair by a qualified door contractor. Door knob would not latch at security door at back of house.

4. 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:

Vinyl

Double pane

Slider Type

Single hung

Stationary

Observations:

Suggest cleaning tracks and lubricating window mechanism

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

Tile

Observations:

Carpet damage noted in living room

Sunken living room floor noted. Also known as a trip hazard.



Sunken living room floor noted. Also known as a trip hazard.



Carpet damage noted in living room

6. Wall Comments

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

Materials:

Drywall

Observations:

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

Possible water damage noted above west window on south wall of living room. The wall was dry at the time of inspection.

Pet door installed in kitchen wall. A small child could potentially fit through this opening and gain access to the pool. Recommend securing safety door over opening when small children are present. (Pool Safety Issue)



Pet door installed in kitchen wall. A small child could potentially fit through this opening and gain access to the pool. Recommend securing safety door over opening when small children are present. (Pool Safety Issue)



Possible water damage noted above west window on south wall of living room. The wall was dry at the time of inspection.



Possible water damage noted above west window on south wall of living room. The wall was dry at the time of inspection.

7. 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.

8. 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:

Stairs and hand rails appeared to be in good condition at time of inspection

Current building standards allow a maximum of 4 inches between spindle spacing. 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. 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.

Stairs and hand rails appeared to be in good condition at time of inspection

9. Ceiling Fans

Good	Fair	Poor	S/H	N/A
X				

Observations:

- Ceiling fan noted in family room
- Ceiling fan noted in kitchen area
- Ceiling fans operated at time of inspection

10. Interior Electrical Comments

Good	Fair	Poor	S/H	N/A
	X			

Observations:

- All outlets operated at time of inspection. (Unless otherwise specified in this report)
- One or more areas have a receptacle controlled by light switch.
- Cracked outlet/switch covers, missing screws noted in one or more location(s)
- Top plug on the south outlet on the west side of the kitchen sink counter appeared to have a short in it when tested. Recommend further review/repair by a qualified electrician.**



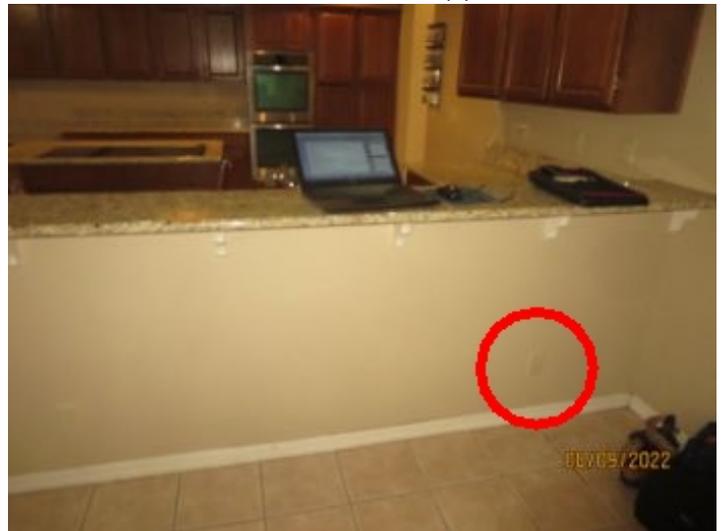
Cracked outlet/switch covers, missing screws noted in one or more location(s)



Cracked outlet/switch covers, missing screws noted in one or more location(s)



Top plug on the south outlet on the west side of the kitchen sink counter appeared to have a short in it when tested. Recommend further review/repair by a qualified electrician.



Top plug on the south outlet on the west side of the kitchen sink counter appeared to have a short in it when tested. Recommend further review/repair by a qualified electrician.

11. Closet Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Closets appeared functional at time of inspection

12. Fireplace Comments

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

Location/s:

Family Room

Type:

Prefabricated

Observations:

Fireplace appeared functional at the time of inspection.

Damper was operational at time of inspection.

Recommend annual cleaning by a qualified chimney sweep contractor

Ashes prevented complete inspection of fireplace.

Creosote build up was observed and is considered highly flammable. Recommend hiring a chimney sweep to clean flue before operating fireplace/stove.



Fireplace appeared functional at the time of inspection.



Damper was operational at time of inspection.



Damper was operational at time of inspection.



Creosote build up was observed and is considered highly flammable. Recommend hiring a chimney sweep to clean flue before operating fireplace/stove.

13. 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.



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.

14. Wet Bar 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:

Wet bar sink operated at time of inspection.

GFCI test operated at wet bar outlet - Reset located in west hallway guest bath.



Wet bar sink operated at time of inspection.

15. Interior Comments

Notes:

Permits - If the living area appears to have been remodeled or if any part appears to be an addition, I recommend that you verify the permit and certificate of occupancy.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. That may not have been the standard when this home was built but for safety of all occupants I recommend adding smoke alarms to any bedrooms that do not have one installed. Test all alarms and detectors weekly or monthly per manufacture's instructions.

The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. Again, although that may not have been required when this home was built I recommend installing CO detectors in the areas mentioned above if this home has natural gas or propane appliances installed. Install new batteries in each and every smoke and CO alarm yearly.

Installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install missing alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your safety equipment manufacture.(s)

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

Worn cabinets noted

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Average condition for age of counters.

3. Kitchen Walls/Backsplash Comments

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

4. Kitchen Sink 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:

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
X				

Observations:

Garbage disposal operated at time of inspection.



Garbage disposal operated at time of inspection.

7. Kitchen Plumbing Comments

Good	Fair	Poor	S/H	N/A
X				

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.

It appears that a water filter or reverse osmosis unit is installed under the kitchen sink. They appeared operational with no leaks at the time of inspection. These are not part of a home inspection. I highly recommend replacing all water filters once you get moved in. For further information I suggest contacting a company that specializes in R.O. systems.



It appears that a water filter or reverse osmosis unit is installed under the kitchen sink. They appeared operational with no leaks at the time of inspection. These are not part of a home inspection. I highly recommend replacing all water filters once you get moved in. For further information I suggest contacting a company that specializes in R.O. systems.

8. Dishwasher 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:

Dishwasher door hinges squeak - need lubrication.

Dishwasher operated at time of inspection.



Dishwasher operated at time of inspection.



Dishwasher door hinges squeak - need lubrication.



Dishwasher operated at time of inspection.

9. Stove 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:

Electric stove installed at time of inspection

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



Electric stove installed at time of inspection



All 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 ovens installed at time of inspection

Ovens heated at time of inspection



Electric ovens installed at time of inspection



Ovens heated at time of inspection

11. Microwave Comments

Good	Fair	Poor	S/H	N/A
				X

Observations:

No microwave present. <FYI>

12. Vent Comments

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

Type:

Exhaust fan built into stove - vents to exterior.

Observations:

Exhaust fan operated at time of inspection. Vents to east exterior side of home.



Exhaust fan operated at time of inspection. Vents to east exterior side of home.



Exhaust fan operated at time of inspection. Vents to east exterior side of home.

13. Kitchen 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:

All available kitchen outlets operated at time of inspection

14. Kitchen 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

15. 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:

Stains noted at kitchen ceiling

16. 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

Master Bedroom

1. Master Bedroom Location

Location:

2nd floor Northwest corner

2. 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:

Master bedroom door sticks at the striker plate.



Master bedroom door sticks at the striker plate.

3. Master Bedroom 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 was functional at time of inspection

Recommend cleaning sliding door tracks and lubricating door rollers.

4. Wall 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:

Drywall

Observations:

Common dents and dings, small nail holes, patched areas noted

Evidence of water leak/damage noted to west wall next to south window in master bedroom. Moisture meter indicated high levels of moisture at drywall at the time of inspection. Recommend further review/repair by a qualified roofing contractor.



Evidence of water leak/damage noted to west wall next to south window in master bedroom. Moisture meter indicated high levels of moisture at drywall at the time of inspection. Recommend further review/repair by a qualified roofing contractor.



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5. Floor Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Carpet

6. Ceiling Condition

Good	Fair	Poor	S/H	N/A
X				

Materials:

Drywall

7. Window Comments

Good	Fair	Poor	S/H	N/A
		X		

Material and Type:

Vinyl

Double pane

Single hung

Observations:

Damaged/broken lift handle noted at north master bedroom window.



Damaged/broken lift handle noted at north master bedroom window.

8. Closet 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:

Master closet(s) appeared to be in good condition at the time of inspection.

Light fixture globe not installed in master closet



Light fixture globe not installed in master closet

9. Master Bedroom Electrical 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:

Electrical outlets operated at time of inspection

Loose outlet(s) noted in master bedroom

10. Master 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 detector installed in master bedroom

11. Master Bedroom Ceiling 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:

Ceiling fan operated at time of inspection in master bedroom.

Master Bath

1. Master Bath Location

Location:

Master bedroom

2. Master Bath Counter 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:

Normal Wear

3. Master Bath 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:

Functional

Normal wear for age

4. Master 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:

Both master bath sink stoppers were missing at the time of inspection.



Both master bath sink stoppers were missing at the time of inspection.

5. Master 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:

Functional - No evidence of leaks at time of inspection

Corrosion present on master bath plumbing connections. This is considered a normal occurrence as a home ages. These connections should be checked sem-annually as part of a routine maintenance program. Leaks may potentially develop at the drain, shutoff and/or the faucet connections and the supply lines may need to be replaced in the future. When the time comes for replacement, I recommend using the steel braided supply lines.



Corrosion present on master bath plumbing connections. This is considered a normal occurrence as a home ages. These connections should be checked sem-annually as part of a routine maintenance program. Leaks may potentially develop at the drain, shutoff and/or the faucet connections and the supply lines may need to be replaced in the future. When the time comes for replacement, I recommend using the steel braided supply lines.

6. Master Bath Shower 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 master shower was functional at time of inspection

Minimal temperature difference noted at master bath shower between hot and cold. In addition, the master shower faucet handle was difficult to operate. Recommend further review/repair by a qualified plumbing contractor.



The master shower was functional at time of inspection



Minimal temperature difference noted at master bath shower between hot and cold. In addition, the master shower faucet handle was difficult to operate. Recommend further review/repair by a qualified plumbing contractor.

7. Master Bath Shower 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"/>

Observations:

Recommend caulk in one or more location(s) in master bath shower.



Recommend caulk in one or more location(s) in master bath shower.

8. Master Bath Tub 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 tub in the master bath was functional at time of inspection



The tub in the master bath was functional at time of inspection

9. Master Bath Whirlpool Tub 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:

Whirlpool tub operated at time of inspection

No access panel installed for maintenance of pump and plumbing for jetted tub in master bath. <FYI>



Whirlpool tub operated at time of inspection



Whirlpool tub operated at time of inspection

10. Master 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:

Master bath toilet functioned properly at time of inspection

11. Master 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:

Both fans operated at time of inspection

12. Master 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:

Electric outlets operated in master bathroom at the time of inspection.

13. Master Bath 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

14. Master 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. Master Bath 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:

Master bath door(s) functioned properly at time of inspection

16. Master 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

Observations:

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

17. Master Bath 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

18. Master Bath 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

19. Master Bath 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:

Vinyl

Double pane

Single hung

Observations:

Master bath windows were difficult to lock at the time of inspection.



Master bath windows were difficult to lock at the time of inspection.



Master bath windows were difficult to lock at the time of inspection.

Bedrooms

1. Bedroom Locations

Location(s):

- Main floor #1 West side
- 2nd floor #1 South side
- 2nd floor #2 Southwest corner
- 2nd floor #3 Northwest corner

2. Bedroom 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:

- 2nd floor west bedroom door sticks at the top jamb
- Damage/repairs noted at one or more bedroom door(s)



Damage/repairs noted at one or more bedroom door(s)



2nd floor west bedroom door sticks at the top jamb



Damage/repairs noted at one or more bedroom door(s)

3. Wall Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Drywall

Observations:

Common dings and dents, nail holes, patched areas noted

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:

Carpet

6. Bedroom Closet 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

Floor guides missing, closet doors swing in one or more bedroom(s)



Floor guides missing, closet doors swing in one or more bedroom(s)

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:

Vinyl

Double pane

Single hung

Observations:

One or more bedroom windows would not lock at the time of inspection. Recommend review/repair by a qualified window contractor.



One or more bedroom windows would not lock at the time of inspection. Recommend review/repair by a qualified window contractor.

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

9. Bedroom Ceiling 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:

Fan wobbles - appears to need balancing in 2nd floor northwest bedroom.



Fan wobbles - appears to need balancing in 2nd floor northwest bedroom.

10. 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

11. Bedroom Built-in Cabinet 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:

It appears that the cabinets in the 2nd floor northwest bedroom are attached with drywall screws. Recommend securing cabinets with proper cabinet fasteners to enhance safety of occupants and guests.



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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:

2nd floor guest bath

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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional
- Normal wear for age
- Worn cabinets noted

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.
- Guest bath sink stoppers missing at one or more sinks.



Guest bath sink stoppers missing at one or more sinks.

5. Guest Bath Plumbing 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:

- Both the hot and the cold water were operating correctly at the sinks, tubs and showers in the 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.

6. Guest Bath Shower 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 guest showers were functional at the time of inspection



The guest showers were functional at the time of inspection The guest showers were functional at the time of inspection

7. Guest Bath Shower 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"/>

Observations:

Recommend caulk in one or more location(s) at guest bath shower

8. Guest Bath Tub 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 guest bath tubs were functional at the time of inspection.



The guest bath tubs were functional at the time of inspection.

The guest bath tubs were functional at the time of inspection.

9. 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:

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

10. Guest Bath 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:

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

The guest bath exhaust fan needs to be cleaned/vacuumed to enhance performance, extend life of unit, and enhance safety of occupants and guests.

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

12. 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 in 2nd floor guest bath. Reset located in master bath.

13. 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

14. Guest Bath 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:

Damage/repair noted at door jamb in 2nd floor guest bath.

Damaged door knob hardware noted in 2nd floor guest bath.

Missing door at 2nd floor guest bath.



Missing door at 2nd floor guest bath.



Damaged door knob hardware noted in 2nd floor guest bath.



Damage/repair noted at door jamb in 2nd floor guest bath. Damage/repair noted at door jamb in 2nd floor guest bath.

15. 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

Observations:

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

16. Guest Bath 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

17. Guest Bath 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

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 room located by garage

2. Laundry Room Built-In Cabinet 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:

It appears that the cabinets in the laundry room are attached with drywall screws. Recommend securing cabinets with proper cabinet fasteners to enhance safety of occupants and guests.



It appears that the cabinets in the laundry room are attached with drywall screws. Recommend securing cabinets with proper cabinet fasteners to enhance safety of occupants and guests.



It appears that the cabinets in the laundry room are attached with drywall screws. Recommend securing cabinets with proper cabinet fasteners to enhance safety of occupants and guests.

3. 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

4. Dryer Vent 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:

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

Lint buildup noted inside dryer vent. Recommend cleaning to help prevent potential fire hazard.



Lint buildup noted inside dryer vent. Recommend cleaning to help prevent potential fire hazard.



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

5. Laundry Room 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:

Electric dryer hookup present.<FYI>



Dryer plug pattern. (FYI)

6. Laundry Room 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:

Laundry room exhaust vent operated at time of inspection.

7. 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

8. 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

9. Laundry Room Plumbing 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:

Drips/corrosion noted at both the hot and cold water shutoffs in the laundry room. Recommend further review/repair by a qualified plumbing contractor.



Drips/corrosion noted at both the hot and cold water shutoffs in the laundry room. Recommend further review/repair by a qualified plumbing contractor.



Drips/corrosion noted at both the hot and cold water shutoffs in the laundry room. Recommend further review/repair by a qualified plumbing contractor.

10. Laundry Room Wall Comments

Good	Fair	Poor	S/H	N/A
X				

Materials:

Drywall

11. Laundry/Utility Sink Comments

Good	Fair	Poor	S/H	N/A
			X	

Observations:

Plumbing appears to be installed for future utility sink in laundry room.

Recommend securing utility sink to wall in laundry room to prevent potential damage to future plumbing.



Plumbing appears to be installed for future utility sink in laundry room.



Recommend securing utility sink to wall in laundry room to prevent potential damage to future plumbing.

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"/>				



Roof view looking east



Roof view looking south



Roof view looking southwest



Roof view looking west



Roof view looking north



Roof view looking south



Roof view looking west



Roof view looking north



Roof view looking northeast



Roof view looking east



Roof view looking south



Roof view looking southwest



Roof view looking northwest



Roof view looking north



Roof view looking east



Roof view looking southeast



East side of house



Front of house



Front of house



West side of house



West side of house



Back of house



Back of house



East side of house



Extra roof tiles noted in side yard



Pool



Pool



East side yard



Back yard view



Back yard view



West side yard



Back patio area



Back patio area



Back patio area



Garage



Garage



Garage



Garage



Garage



Garage



Laundry area



Laundry area



North deck view



North deck view



Master bedroom



Master bedroom



Master bedroom



Master bath



Master bath



Master bath



Master closet



2nd floor guest bath



2nd floor guest bath



2nd floor guest bath



2nd floor northwest bedroom



2nd floor northwest bedroom



2nd floor northwest bedroom



2nd floor southwest bedroom



2nd floor southwest bedroom



2nd floor southwest bedroom



2nd floor south bedroom



2nd floor south bedroom



2nd floor south bedroom



South deck view



South deck view



Northwest bedroom



Northwest bedroom



Northwest bedroom



Guest bath



Guest bath



Wet bar



Living room



Living room



Living room



Dining area



Family room



Family room



Family room



Family room



Front entry

Pool

The intention of a pool inspection is to evaluate the current condition of all accessible pool components. I identify items that need repair to make the pool operational, safe and reasonable to maintain. I also note the condition of the fence, gates, walkway, pool perimeter, slide, diving board, deck, rails, coping, lighting, structure, and other items of possible concern. Occasionally the inspection will reveal that further specialized testing is warranted.

I recommend finding out the name of the company that has serviced this pool in the past (if possible) and scheduling a time with them to go over the proper operation of the pool equipment, cleaning methods and water chemistry. Generally speaking weekly pool maintenance should take no more than 15 to 30 minutes. This time increases after monsoon and wind storms. Many pool owners opt to maintain their pools themselves while others hire weekly pool services to clean the pool and maintain the water chemistry. You might consider checking with neighbors who have pools to see what service company they use. The weekly rates are usually lower when the pool maintenance company works on multiple pools in the same area.

You can do most of the necessary water maintenance on your own pool. Pool stores stock easy-to-use test kits, and testing the water is the first step. Obtain a reliable test kit and carefully follow the directions which come with it. Some helpful hints include reaching far below the surface to get an accurate water sample and taking your sample at the same time of day, say early evening. The pH of your pool tells you which chemicals to add to maintain a 7.2 to 7.6 pH level. Soda ash or sodium carbonate and sodium bicarbonate are common chemicals used to raise pH. Muriatic acid or sodium bisulfate lower pool water pH and make it more acidic. Liquid, powder or tablet forms of the chemicals are most often used in residential pools.

The most common disinfectant used for residential swimming pools are chlorine compounds. For best results, have a pool professional help you with your decision.

To learn more about pool safety and care I recommend visiting <http://www.poolcenter.com/poolcare.htm>.

Water testing is outside of the scope of this inspection.

POOL SAFETY

Never leave a child unattended in or near water! Always watch children when they're in or near water, and never leave them unattended. Designate an official Water Watcher, an adult tasked with supervising children in the water. That should be their only task –they shouldn't be reading, texting or playing games on their phone. Have a phone close by at all times in case you need to call for help, and if a child is missing, check the pool first.

Teach children how to swim. Swimming is not only fun, it's a lifesaving skill. Enroll children in swimming lessons; there are many free or reduced-cost options available from your local YMCA, USA Swimming chapter or Parks and Recreation Department.

Teach children to stay away from drains. Do not play or swim near drains or suction outlets, especially in spas and shallow pools, and never enter a pool or spa that has a loose, broken or missing drain cover. Children's hair, limbs, jewelry or bathing suits can get stuck in a drain or suction opening. When using a spa, be sure to locate the emergency vacuum shutoff before getting in the water.

Ensure all pools and spas - both in your backyard and any public pool you may visit - have compliant drain covers. Virginia Graeme Baker, after whom the Pool and Spa Safety Act is named, died from drowning due to a suction entrapment from a faulty drain cover. All public pools and spas must have drain grates or covers that meet safety standards to avoid incidents like the one that took Graeme's life. Powerful suction from a pool or spa drain can even trap an adult. Install proper barriers, covers and alarms on and around your pool and spa. Proper fences, barriers, alarms and covers can be lifesaving devices. A fence of at least five feet in height should surround the pool or spa on all sides and should not be climbable

for children. The water should only be accessible through a self-closing, self-latching gate. Teach children to never try to climb over the gate or fence. Install a door alarm from the house to the pool area, and keep pool and spa covers in working order.

Know how to perform CPR on children and adults. Often, bystanders are the first to aid a drowning victim, so learning CPR can help save a life. And once you're CPR certified, make sure to keep your certification current. CPR classes are available through many hospitals, community centers, or by contacting the American Red Cross.

Take the Pledge! To learn more about Pool Safety and to take the Pool Safety Pledge please visit <https://www.poolsafely.gov/pledge/>. This online call to action is a reminder to stay safer around the water!

1. Gate & Fence 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:

No safety barrier fence installed.

I highly recommend having a Pool/spa Safety Fence installed especially if children will be around. I recommend that all gates and doors leading to the spa area be fitted with self-closing, child-proof devices if no pool/spa barrier fence will be installed.

Observations:

Self closing gate on west side of house operated at time of inspection.



Self closing gate on west side of house operated at time of inspection.

2. Deck Comments

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

Materials:

Concrete

Kool Deck surface

Observations:

The deck around the pool appeared to be in good condition at the time of inspection.

Uneven areas noted along pool deck. (Trip hazards)



Uneven areas noted along pool deck. (Trip hazards)



The deck around the pool appeared to be in good condition at the time of inspection.

3. Pool Surface/Structure Comments

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

Pool Type:

Below ground

Materials:

Pebble surface

Observations:

Pebble surface appeared to be in good condition with normal wear at time of inspection

Water was clean and clear on day of inspection. I do not get in the water to inspect the pool surface but I do a visual inspection by crawling the perimeter of the pool. All areas of the pool surface appeared to be in good condition on the day of the inspection unless otherwise noted.

Leaves/dirty areas noted on bottom of pool at the time of inspection.



Pebble surface appeared to be in good condition with normal wear at time of inspection



Leaves/dirty areas noted on bottom of pool at the time of inspection.

4. Tile Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

The tile located at the top edge of the pool appeared to be in good condition at the time of inspection



The tile located at the top edge of the pool appeared to be in good condition at the time of inspection

5. Water Condition Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Clear

Water chemistry is not part of a pool inspection. If possible check with the current owner to find out if a pool service company has been used to maintain the water. You can also take a water sample to a local pool store such as Leslie Pools for a free water chemistry analysis. They can tell you what if any chemicals maybe needed to stabilize the water at proper levels.

6. Electrical Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Ground/bonding wire(s) was properly secured to equipment at time of inspection.



Ground/bonding wire(s) was properly secured to equipment at time of inspection.

7. Filter Type/Comments

Good	Fair	Poor	S/H	N/A

Filter Type:

Cartridge filter installed

Recommend confirming with a qualified pool contractor that the installed filter is the proper size for this pool.



Recommend confirming with a qualified pool contractor that the installed filter is the proper size for this pool.

8. Skimmer and Basket Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

Skimmer(s) appeared functional at time of inspection.

The collection basket in the skimmer and the collection basket at the circulation pump need to be cleaned of debris frequently. The skimmer basket needs to be checked/cleaned daily, the basket at the pump should be cleaned weekly, or as necessary depending on weather conditions, excessive foliage in the water.



Skimmer(s) appeared functional at time of inspection.



The collection basket in the skimmer and the collection basket at the circulation pump need to be cleaned of debris frequently. The skimmer basket needs to be checked/cleaned daily, the basket at the pump should be cleaned weekly, or as necessary depending on weather conditions, excessive foliage in the water.

9. Pressure Gauge Comments

Good	Fair	Poor	S/H	N/A
			X	

Observations:

No pressure gauge installed at pool equipment at the time of inspection. Recommend further review/repair by a qualified pool contractor. (Pool safety issue)



No pressure gauge installed at pool equipment at the time of inspection. Recommend further review/repair by a qualified pool contractor. (Pool safety issue)

10. Pump Comments

Good	Fair	Poor	S/H	N/A
X				

Observations:

The pump operated as it should with no evidence of leaks and little or no air inside the strainer pot.



The pump operated as it should with no evidence of leaks and little or no air inside the strainer pot.

11. Timer Comments

Good	Fair	Poor	S/H	N/A
			X	

Observations:

The pool pump timer was present and appeared functional at the time of inspection.

Timer missing plastic safety cover. Recommend replacement to enhance safety of occupants.



The pool pump timer was present and appeared functional at the time of inspection.



Timer missing plastic safety cover. Recommend replacement to enhance safety of occupants.

12. Underwater Light(s) 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:

Underwater pool light did not operate at time of inspection



Underwater pool light did not operate at time of inspection

13. Automatic Pool Cleaner 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:

The pool cleaner was not operating correctly at the time of the inspection. Suggest further review by qualified pool technician.



The pool cleaner was not operating correctly at the time of the inspection. Suggest further review by qualified pool technician.