

Home Inspection Report



7506 W Montecito Ave
Phoenix, Arizona 85033

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Maintenance Summary

5. SYSTEM: EXTERIOR

1. Exterior Perimeter Exterior Surface Entryway Doors (#15): [operation of all] All exterior doors:
 - The kitchen door is missing the threshold (bottom seal).
 - The front door weather-stripping is missing or needs adjustment so that daylight is not seen from the inside when the door are closed.
 - The door to the carport is damaged. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



2. Exterior Perimeter Exterior Surface Grading, Drainage (#22): Flat grading with minor slope for Drainage: (Improper Slope) Water will pool next to the foundation at many areas around the home. Water should always pool away from the foundation. A small slope away from the foundation is the recommended slope. This will minimize the risk of settling, water penetration, wood rot and emulsification (damage to the cement due to excessive moisture by washing away of the cohesive minerals). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

Observe and report on condition and any adverse impact on the structure.

(Proper Grade) As a general rule a proper grade makes water run to the sides of the home, away from the foundation and runs out toward the front of the home and onto the street. It is not always possible to determine proper grade and the buyers is advised to monitor for proper grade when it rains.



6. SYSTEM: ROOFING

3. Patio Roof Roof Surface Roof Covering Material (#25): Rolled Roof:
 - The patio rolled roof needs was painted in black paint (should be coated with an Elastomeric coat - unknow what effects regular paint will have - unprofessional work to say the least). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

6. SYSTEM: ROOFING (Continued)



7. SYSTEM: PLUMBING

4. Waste & vent piping system (36): ABS Pipe:

- One of the access covers is damaged. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



5. Functional Drainage (#38): A minor obstructions were found:

- The bathroom sink and tub have what is considered a slow drain (hair in the traps?). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs and or maintenance.

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.



6. Laundry Washer Hose Bibs (#32): Rotary Hose Bibs:

- The moisture cover is missing. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



7. Sprinklers/Drip System: Front and back yard:

- The sprinkler system appears to have a broken under ground pipe (water coming up from the dirt). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

7. SYSTEM: PLUMBING (Continued)**10. SYSTEM: CENTRAL AIR CONDITIONING****8. Roof AC System Air Filters (#62 & 68): 20x25x1:**

Note: We recommend changing the A/C filter(s) on a monthly basis. This will save you energy and save you unnecessary maintenance cost.

9. Roof AC System Condensate Removal: Plastic Piping:

- The pipe is missing an air gap. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

**11. SYSTEM: INTERIORS****10. All living areas and garage Living Space Interior Floors (#70): Tile Floors:**

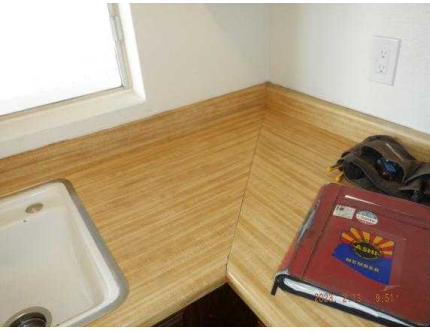
- Minor defects were found as shown. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

**11. All living areas and garage Living Space Counters (#73): Laminate:**

- Multiple flaws were found on the surface as shown. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs and or maintenance.



11. SYSTEM: INTERIORS (Continued)



12. All living areas and garage Living Space Cabinets (RN) (#73): Wood & Composite

Wood materials:

- One of the kitchen drawers falls when opened. A qualified licensed contractor is recommended to inspect, evaluate all findings, make recommendations and estimate repairs or maintenance.

(General Information) Moisture damage under the kitchen and bathroom sinks is very common. It is important to prevent moisture penetration under the cabinets and behind the walls. The bottom shelf under the sinks should be sealed so that water cannot penetrate under the cabinet. Dark stains can sometimes be cleaned with bleach to prevent or kill mold and mildew. Identifying mold and mildew is not part of this inspection. We also recommend child proofing the kitchen and bathroom lower cabinet drawers and doors when small children are present. When the home is occupied we may not be able to determine damage under the sink or very small leaks as our view will be obstructed.



13. All living areas and garage Living Space Doors (operation RN) (#74): Hollow core doors:

- Some of the closet doors are missing or need adjustment.
- The master bedroom door does not close properly (sagging and hits the frame and is missing the strike plate). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs and or maintenance.



14. Main living area Kitchen Cooking Appliances: General Electric:

- The wrong type of stove was installed for the opening (no back).

(Recommended Update) Today's standards calls for an anti tip bracket for stoves. The buyer should consider updating to today's standards. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations, estimate repairs and or maintenance.

11. SYSTEM: INTERIORS (Continued)



12. SYSTEM: INSULATION & VENTILATION

15. Laundry, Bathroom #2 Attic Insulation Depth: 2" - 5":

(Minimum Standard) The minimum standard a home should meet for insulation is R30. Homes that do not meet this standard cannot cool adequately in the summer or consume higher than average energy. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



Defective Summary

5. SYSTEM: EXTERIOR

1. Fences: Block & Wood Fence:

- The wooden fence has loose and has rotten post, is leaning, and the left front gate will not open (rubs the floor). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



6. SYSTEM: ROOFING

2. Main Roof Roof Surface Roof Covering Material (type & condition) (#25): Asphalt shingle:

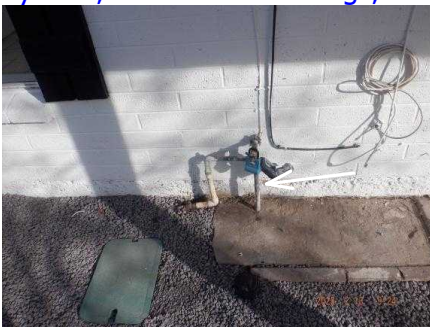
- The asphalt shingle roof has more than two layers and has multiple missing areas. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



7. SYSTEM: PLUMBING

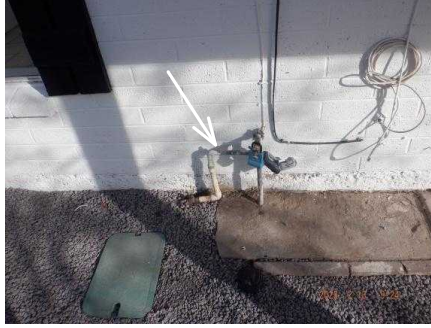
3. Water Supply Materials: Copper Pipes:

- The main shut off is missing at the front hose bib. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



4. Cross Connections (exterior & Interior) (#35) : The potential exists at the following locations: (Sprinkler System) The sprinkler system is missing an anti-siphon valve (needs to be placed before it enters the home). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

7. SYSTEM: PLUMBING (Continued)



5. *Drain Leaks (#37): Leaks were found:

- The drain pipes are leaking under the -bathroom sink sink (keep in mind the water is allowed to run for 15 minutes as part of the water test). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



6. Auto Safety Controls (#40): TPR Valve and Piping:

- Improper installation (missing pipe connection). The TPR pipe cannot be reduced in size, has to be routed downhill after it leaves the TPR valve, terminate 6 to 24 inches from the ground and should only be made out of hard-drawn copper, CPVC, or galvanized steel. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



8. SYSTEM: ELECTRICAL

7. Main Panel Location (#47): Exterior Side Wall:

- The dead front cover (main panel inner cover) is missing. This is a safety hazard. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



8. Branch Circuit Conductors (#49): Copper Wire 110 VAC circuits - Non-metallic sheathed cable:

- An extension cord is being used as permanent wiring in the attic. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

8. SYSTEM: ELECTRICAL (Continued)



9. Outlets [RN] Operation, Polarity & Ground [RN] (#53): Exterior & Interior:

- The exterior patio outlet tested missing ground, is missing a moisture cover and the outlet is damaged. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



10. GFCI Outlets Operation (#54): Exterior & Interior:

- GFCI protection is missing at the kitchen outlets. The right of sink outlet also tested missing ground.
- GFCI protection is missing at the exterior outlets.
- GFCI protection is missing at the Bathroom outlet. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs and or maintenance.



Defective Summary (Continued)

11. Washer & Dryer Electrical: 110-240 VAC Grounded:

- The outlets is loose in the wall and the opening was cut too big (hole in wall). A qualified licensed contractor is recommended to inspect this system, evaluate all findings and estimate repairs or maintenance.



10. SYSTEM: CENTRAL AIR CONDITIONING

12. Roof AC System Exposed Ductwork: Metal Case for Ductwork:

- The tar seal is cracking. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

Note: A yearly visual inspection of the vent pipes & roof and at the A/C duct & roof is recommended to prevent moisture penetration.



11. SYSTEM: INTERIORS

13. All living areas and garage Living Space Windows (operation RN) (#16 & 75): Metal frame single pane windows:

- The kitchen window metal center frame is separated from the glass pane (or improperly installed). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs and or maintenance.



14. All Bathrooms Bathroom Tub/Surround: Fiberglass tub and fiberglass surround:

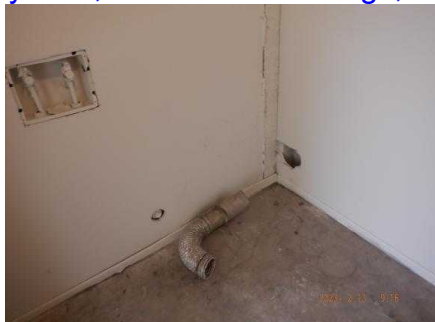
- The bottom of the bathtub is cracked. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs and or maintenance.



Defective Summary (Continued)

15. Interior Service Area Laundry Room/Area Dryer Vent: Vents through the wall:

- The dryer vent pipe connection is broken. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



16. Interior Service Area Laundry Room/Area Ventilation (#84): Electric ventilation fan:

- The exhaust fan is inoperative (electrical cut in the attic). A qualified licensed contractor is recommended to inspect, evaluate all findings, make recommendations and estimate repairs or maintenance.



12. SYSTEM: INSULATION & VENTILATION

17. Laundry, Bathroom #2 Attic Entered Attics Spaces (#12): No

- The attic access in BR #2 has been nail shut and the access in the Laundry is obstructed by wiring. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



Table of Contents

Definitions	12
General Information	12
1. INTRODUCTION	13
2. PURPOSE AND SCOPE	13
3. GENERAL LIMITATIONS AND EXCLUSIONS	13
4. SYSTEM: STRUCTURAL COMPONENTS	14
5. SYSTEM: EXTERIOR	15
6. SYSTEM: ROOFING	17
7. SYSTEM: PLUMBING	19
8. SYSTEM: ELECTRICAL	22
9. SYSTEM: HEATING	25
10. SYSTEM: CENTRAL AIR CONDITIONING	26
11. SYSTEM: INTERIORS	27
12. SYSTEM: INSULATION & VENTILATION	31
Glossary	33

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of major defects.
Not Inspected	Item was not inspected because it was inaccessible, not present, or not found or Item was unable to be inspected for safety reasons or due to lack of power, gas or water, access is blocked or sealed, or the item is disconnected or shut down.
Maintenance	This component may not be working, has notable flaws or is not working within an acceptable range however, the Defect is considered mainly cosmetic, has low or minor importance and is not a central or key part of a System. The component is working within the acceptable range however, a service technician is recommended to inspect, verify and or keep the item in optimal working condition by inspecting the inner working components, loads, making preventive repairs, cleaning, adjustments and correcting potential problems.
Other	A minor defect and the issue is considered mostly cosmetic and has a low importance value in the inspectors opinion - or the inspector recommends monitoring the next time the conditions lend themselves to reevaluate (for example: next time it rains).
Defective	A system or component that is unsafe or not functioning, which if not quickly addressed, will be likely to do any of the following: (1) worsen appreciably. (2) cause further damage. (3) be a serious hazard to health and/or personal safety.
Unsafe	A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or changes in adopted residential construction standards.
Update	The inspector recommends an update for this item. This item was considered OK when the home was built and is considered "Grandfathered in" however, the standards have changed, the buyer should consider making the changes to meet today's standards.

General Information

Property Information

Inspection Date (#2) [02/13/2023](#)
 Property Address [7506 W Montecito Ave](#)
 City [Phoenix](#) State [Arizona](#) Zip [85033](#)

Client Information

Client's Name [Joseph Markowicz](#)
 Phone [\(602\) 478-4647](#) E-Mail jpino@pinorealestate.com

Inspection Company

Inspector Name [Isaac Cabrera](#)
 Company Name [I.C. Home Inspections](#)
 Inspection Company Address (#4) [1061 E Washington Ave](#)
 Inspection Company City (#4) [Gilbert](#) State [Arizona](#) Zip [85234](#)
 Inspection Company Phone [\(480\) 650-0023](#) Fax - E-Mail ICinspections@cox.net
 Buyer's Agent [Jesus Pino](#) Phone [\(602\) 478-4647](#) E-Mail JPino@PinoRealEstate.com
 File Number [021323 Markowicz](#)
 Amount Received [\\$325.00](#)

Conditions

Others Present [No](#) One Property Occupied [Yes](#)
 Estimated Age [1978](#) Entrance Faces [South](#)
 Start Time [9:05 am](#) End Time [11:30 am](#)
 Electric On? [Yes](#) Water On? [Yes](#) Gas/Oil On? [Not Applicable](#)
 Temperature [55](#) Weather [Mostly Sunny](#) Soil Conditions [Dry](#)
 Space Below Grade [None](#) Building Type [Single family](#) Garage/Carport [Attached](#)

1. INTRODUCTION

Note: When the inspector recommends "A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs." It is understood that this recommendation should be followed before the end of inspection period.

1. INTRODUCTION

1.1 These Standards define the practice of Home Inspection in the State of Arizona. (#5)

1.2 These Standards of Practice

- A. provide inspection guidelines.
- B. make public the services provided by private fee-paid inspectors.

Note: When the inspector recommends "A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance." It is understood that this recommendation should be followed before the end of inspection period.

2. PURPOSE AND SCOPE

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2.1 Inspections performed to these Standards shall provide the client with a better understanding of the property conditions, as observed at the time of the inspection.

2.2 Inspectors shall:

A. before the inspection report is delivered, enter into a written agreement with the client or their authorized agent that includes: the purpose of the inspection. The date of the inspection. The name address and certification number of the inspector. The fee for services, a statement that the inspection is performed in accordance with these Standards. Limitations or exclusions of systems or components inspected.

B. observe readily accessible installed systems and components listed in these Standards.

C. submit a written report to the client which shall: Describe systems and components identified in sections 4 through 12 of these Standards. State which systems and components designated for inspection in these Standards have been inspected and any systems and components designated for inspection in these Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected. State any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.

2.3 These Standards are not intended to limit inspectors from:

- A. reporting observations and conditions in addition to those required in Section 2.2.
- B. excluding systems and components from the inspection if requested by the client.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

A. Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.

B. These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

3.2 General exclusions:

A. Inspectors are NOT required to report on: Life expectancy of any component or system. The causes of the need for a major repair. The methods, materials and costs of corrections. The suitability of the property for any specialized use. Compliance or non-compliance with applicable regulatory requirements. The market value of the property or its marketability. The advisability or inadvisability of purchase of the property. Any component or system which was not observed. The presence or absence of pests such as wood damaging organisms, rodents, or insects. cosmetic items, underground items, or items not permanently installed.

B. Inspectors are NOT required to: Offer warranties or guarantees of any kind. Calculate the strength, adequacy, or efficiency of any system or component. Enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons. Operate any system or component which is shut down or otherwise inoperable. Operate any system or component which does not respond to normal operating controls. Disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility. Determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, contaminants in soil, water, and air. Determine the effectiveness of any system installed to control or remove suspected

3. GENERAL LIMITATIONS AND EXCLUSIONS (Continued)

hazardous substances. Predict future conditions, including but not limited to failure of components. Project operating costs of components. Evaluate acoustical characteristics of any system or component.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. SYSTEM: STRUCTURAL COMPONENTS

Note: This was not a full inspection but simply a re-inspections of the items designated as Defective on my original report, items affective as a results of the repairs made or items that the buyer pointed out on the day of this re-inspection. The rest of the notes and items were not re-inspected and are as they were found on the original inspection date.

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The inspector shall observe:

A. structural components including: foundation, floors, walls, columns, ceilings, roofs.

4.2 The Inspector shall:

A. describe the type of: foundation, floor structure, wall structure, columns, ceiling structure, roof structure.

B. probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.

C. enter under-floor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.

D. report the methods used to inspect under-floor crawl spaces and attics.

E. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

Other notes: The composition of the soil, contaminants in the soil, Super Fund areas, the stability of the soil, the presence of expansive soil, and the condition of the soil is beyond the scope of this inspection. For more information see.

<http://azgs.az.gov/EFC.html> - <http://www.epa.gov/region9/cleanup/arizona.html>. The stability of the earth upon where the home is built is not part of this inspection. Geological maps are available on the web at the following web sites:

<http://azgs.az.gov/EFC.html> - <http://azgs.az.gov/efmaps.html>

General Guidelines: Cement products will crack - It is important to monitor the cracking that may occur naturally in a home. One should make sure that the side/edge of a quarter (\$0.25) cannot fit in a crack - this would be considered a major crack and a re inspection is recommended. Once a crack has been found it should be monitored. If a crack seems to be getting wider and or bigger a re-inspection may also be needed.

What are Earth Fissures? Earth fissures are associated with basin subsidence that accompanies extensive ground water mining.

1. **Acceptable** Foundation (#6): **Poured Concrete slab:**
(General Information) Cement products will crack - It is important to monitor the cracking that may occur naturally in a home. One should make sure that the side/edge of a quarter (\$0.25) cannot fit in a crack - this would be considered a major crack and a re-inspection would be recommended.
Measure and document all cracking for future reference.
See "Grading, Drainage" under "System Exterior".
2. **Acceptable** Floor Structure (#7): **Poured Concrete Slab**
3. **Acceptable** Wall Structure (#8): **Block:**
- The most common material used is wood frame however; it was not visible.
4. **Acceptable** *Columns (#9): **Entrance & Patio**
5. **Acceptable** Roof/Ceilings Structure (#10): **Truss System**
6. **Acceptable** Probe structural components where deterioration is suspected. **No**
- None found.
7. **Acceptable** Water Penetration or Condensation: **No evidence of Water Penetration or Comdensation or signs of abnormal or harmful condensation on building components**
8. Note: The following items were observed as a courtesy and to meet the inspector's expectations or at the clients request but are not required to be inspected by the standards of practice.
9. **Acceptable** Differential Movement: **Common cracking only:**
- Minor and normal cracking only. At the time of my inspections no indications were found that would require a foundation certification.

5. SYSTEM: EXTERIOR

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5.1 The inspector shall observe:

A. wall cladding, flashings and trim. B. entryway doors and representative number of windows. C. garage door operators. D. decks, balconies, stoops, steps, areaways, and porches including railings. E. eaves, soffits and fascias. F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 The inspector shall:

A. describe wall cladding materials. B. operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator. C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 The inspector is NOT required to observe:

A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories. B. fences. C. safety glazing. D. garage door operator remote control transmitters. E. geological conditions. F. soil conditions. G. recreational facilities. H. outbuildings other than garages and carports.

Garage Safety Notes:

The garage is the number one place a fire will start around your home. Openings from a private garage or carport directly into a room used for sleeping purposes or a hallway that only accesses sleeping room(s) pose a safety hazard.

1. Inaccessible Areas: **Yes - Walls next to the vegetation or personal property.**

Exterior Perimeter Exterior Surface

2. **Acceptable** Wall Cladding Materials (#13): **Block:**

- Common cracking and minor defects were found. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

Note: As a general rule most experts recommend painting the exterior walls every 10 years. If your home is over 10 years old consider this recommendation.

3. **Acceptable** Wall Flashing & Trim (#14): **Wood Trim & Weep Flashing:**

- Common deterioration and weathering; appears to need to be patched and painted. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

4. **Acceptable** Exterior Ceilings: **Texture-Paint:**

- Common cracking and texture defects were found. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

5. **Maintenance** Entryway Doors (#15): [operation of all] **All exterior doors:**

- The kitchen door is missing the threshold (bottom seal).
 - The front door weather-stripping is missing or needs adjustment so that daylight is not seen from the inside when the door are closed.
 - The door to the carport is damaged. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



5. SYSTEM: EXTERIOR (Continued)

Entryway Doors (#15): [operation of all] (continued)



6. **Acceptable**

*Eaves, Soffits & Fascias (#20): **Wood & Plywood**

7. **Acceptable**

*Vegetation (#21): **Desert Landscape:**

- Observe and report on any adverse impact on the structure.

Note: Today's standards recommends a 3 foot easement from the foundation and any "small" vegetation including grass and small bushes. Even more important, a 3 foot easement should be observed for the piping to water such vegetation (in case a lines breaks). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

8. **Maintenance**

Grading, Drainage (#22): **Flat grading with minor slope for Drainage:**

(Improper Slope) Water will pool next to the foundation at many areas around the home. Water should always pool away from the foundation. A small slope away from the foundation is the recommended slope. This will minimize the risk of settling, water penetration, wood rot and emulsification (damage to the cement due to excessive moisture by washing away of the cohesive minerals). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

Observe and report on condition and any adverse impact on the structure.

(Proper Grade) As a general rule a proper grade makes water run to the sides of the home, away from the foundation and runs out toward the front of the home and onto the street. It is not always possible to determine proper grade and the buyers is advised to monitor for proper grade when it rains.



9. **Acceptable**

Walksways (#23): **Concrete side walk, Pavers**

10. **Acceptable**

Patios (#23): **Concrete Slab with Cover**

11. **Acceptable**

Driveways (#23): **Concrete**

The Carport is located in front of the home Garage

12. Type of Structure: **Carport** Car Spaces: **1**

13. Note: The following item(s) were observed as a courtesy and to meet the inspector's expectations or at your realtors request but is/are not required to be inspected by the standards of practice.

15. **Acceptable** Door Bell: **Hard wired**

5. SYSTEM: EXTERIOR (Continued)

16. Defective

Fences: Block & Wood Fence:

- The wooden fence has loose and has rotten post, is leaning, and the left front gate will not open (rubs the floor). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



6. SYSTEM: ROOFING

6. SYSTEM: ROOFING

6.1 The inspector shall observe:

A. roof coverings. B. roof drainage systems. C. flashings. D. skylights, chimneys and roof penetrations. E. signs of leaks or abnormal condensation on building components.

6.2 The inspector shall:

A. describe the type of roof covering materials. B. report the methods used to inspect roofing.

6.3 The inspector is NOT required to:

A. walk on the roofing. B. observe attached accessories including but not limited to solar systems, antennae, and lightning arresters.

Other Notes: This is not a warranty or a guaranty it is simply a good faith inspection. Factors that can adversely affect the life of the roof are: 1) Latent defects. 2) Future lack of or unprofessional repairs and or maintenance such as not cleaning the valley flashing. 3) Constant moisture on a roof. 4) Other unforeseen factors. Unless otherwise stated in writing the inspection consists of a visual inspection of the attic and of the the roof's outer surface. If your home has a flat roof we recommend you walk the surface every few months and after every rain - keep the surface clean and free from debris. These roofs are flat and high maintenance, a pro-active approach is recommended. A qualified roofing professional is recommended to inspect a flat roof surface before every rainy season.

(Tile Roofs) If your roof is over 20 years old, a qualified roofing professional is recommended to inspect the paper under the tile (this is known as an intrusive inspection and is not part of our visual inspection).

Homes with Chimneys:

A spark arrestor is listed as a safety requirement for fireplace chimneys. If one is installed the sizing must meet the following safety requirements. Openings shall not permit the passage of spheres having a diameter greater than 1/2 inch (12.7 mm) nor block the passage of spheres having a diameter less than 3/8 inch (9.5 mm) [to 3/8].

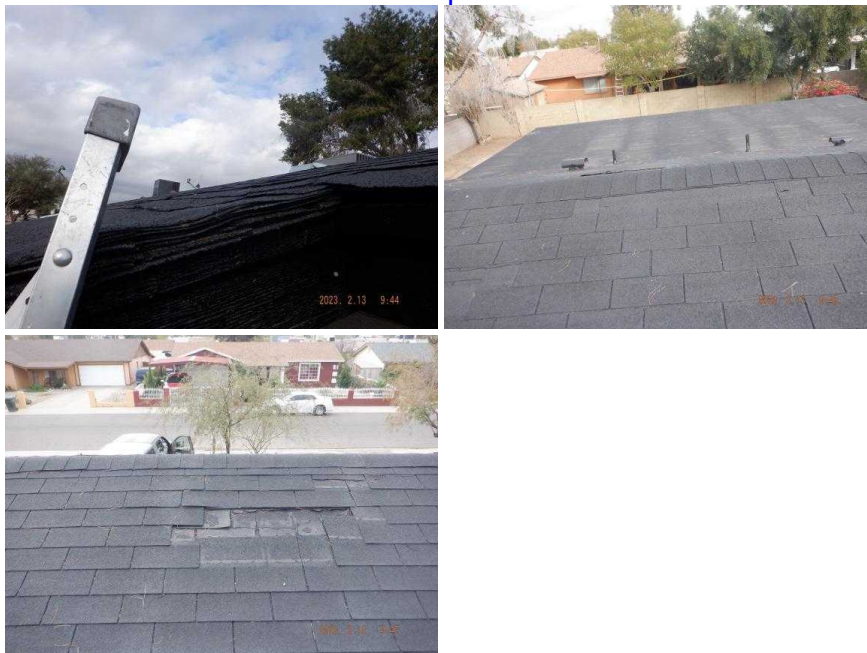
Main Roof Roof Surface

1. Method of Inspection (29): **Walked the roof**

2. **Acceptable** Unable to Inspect: **The entire Roof was accessible**

6. SYSTEM: ROOFING (Continued)

3. **Defective** Roof Covering Material (type & condition) (#25): **Asphalt shingle:**
 - The asphalt shingle roof has more than two layers and has multiple missing areas. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



4. **Acceptable, Other** Flashings (#27): **Aluminum or Metal Flashing:**
 Note: The valleys and more importantly the flashing underneath needs to be kept clean and free from debris. A visual inspection is recommended every few years. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.
5. **Acceptable** Penetrations (#27): **With Metal Roof Jacks and Caps:**
 - The tar flashing is starting to crack at a few areas and is due for a fresh coat. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.
6. **Acceptable** *Signs of leaks or abnormal condensation on building components (#28): **No - None found.**

Patio Roof Roof Surface

7. Method used to Inspect Roofing: (#29) **Walked the roof**
8. **Maintenance** Roof Covering Material (#25): **Rolled Roof:**
 - The patio rolled roof needs was painted in black paint (should be coated with an Elastomeric coat - unknow what effects regular paint will have - unprofessional work to say the least). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



9. **Acceptable** Flashings (#27): **Aluminum or Metal Flashing**

7. SYSTEM: PLUMBING

7. SYSTEM: PLUMBING

7.1 The inspector shall observe:

- A. interior water supply and distribution system including: piping materials, including supports and insulation. Fixtures and faucets, functional flow, leaks. cross connections.
- B. interior drain, waste and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation, leaks, functional drainage.
- C. hot water systems including: water heating equipment, normal operating controls, automatic safety controls, chimneys, flues and vents.
- D. fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting and supports, leaks.
- E. sump pumps.

7.2 The inspector shall:

- A. describe: water supply and distribution piping materials. drain, waste and vent piping materials. Water heating equipment.
- B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.

7.3 The inspector is NOT required to:

- A. state the effectiveness of anti-siphon devices.
- B. determine whether water supply and waste disposal systems are public or private.
- C. operate automatic safety controls.
- D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
- E. observe: water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality. On-site waste disposal systems, foundation irrigation systems, spas, except as to functional flow and functional drainage.

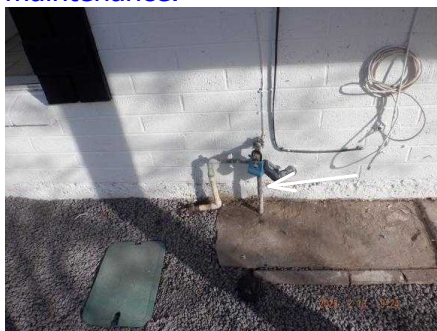
Other Notes: The water is run for 15 to 20 minutes to determine if the system drains properly and if the system maintains a proper flow. When possible the wall behind the showerheads or the ceilings under the showers are checked for moisture. The drain pipes system is checked for backups during this period. This inspection cannot check for roots in the drain pipes, broken or leaking underground pipes, or small obstructions that would not be evident by simply running water down the drains. Toilets are simply flushed empty (no paper is added).

- The average life of an angle stop valve is 10 years (shut off valves that supply faucets and toilets) - If this home is over 10 years old the customer is encouraged to keep on hand or replace these valves (valves for toilets and under the sinks - a ball valve is the preferred type of valve). Turning (opening and closing) these valves is not part of this inspection as they may fail.
- Fire sprinkler systems are not part of this inspection. If applicable an inspection of the system is recommended but is not required unless the water pressure to the home is manually adjusted.
- Water softening systems and water filtration systems are not part of this inspection, nor is the quality of the water.
- Read more: What Is the Average Life of an Electric Water Heater? | eHow.com
http://www.ehow.com/facts_5005652_average-life-electric-water-heater.html#ixzz2McA578ik

1. Exterior pipes & faucets attached to the house:

2. Defective Water Supply Materials: Copper Pipes:

- The main shut off is missing at the front hose bib. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



3. Acceptable Supports, Insulation (#31): The visible pipe appeared adequately supported:

- Insulation is not required.

4. Acceptable *Water Supply Leaks/Water Meter (34): No noticeable potable water leaks were found:

- No movement at the water meter indicates that the water meter is not registering/detecting water movement (no underground leaks assumed). If you ever get a big water bill start the investigation process by insuring that this indicator works and is not moving when all the faucets are turned off inside the home (water to RO systems, water softeners and pools may also need to be turned off for

7. SYSTEM: PLUMBING (Continued)

*Water Supply Leaks/Water Meter (34): (continued)
this test).

5. **Acceptable**

Water Pressure: Within the acceptable range, 40-80 PSI

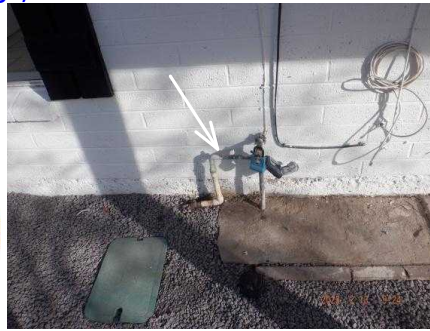
6. **Update**

Exterior Fixtures (#32): [attached to the home] Operated with no major flaws:

(Recommended Update) Recommend vacuum breakers/back flow valves at the exterior hose bibs to prevent cross contamination. This information is provided so that the buyer understand that the standards have changed for health or safety concerns. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



7. **Defective, Unsafe** Cross Connections (exterior & Interior) (#35) : The potential exists at the following locations: (Sprinkler System) The sprinkler system is missing an anti-siphon valve (needs to be placed before it enters the home). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



8. **Maintenance**

Waste & vent piping system (36): ABS Pipe:

- One of the access covers is damaged. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



9. **Maintenance**

Functional Drainage (#38): A minor obstructions were found:

- The bathroom sink and tub have what is considered a slow drain (hair in the traps?). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs and or maintenance.

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.



7. SYSTEM: PLUMBING (Continued)

10. Interior Water Supply and Distribution System including:

11. **Acceptable** Interior Supply/Distribution Piping Materials (#30): **Copper Pipe:**

Note: All of the visible pipes in the home were copper pipes and were properly supported.

12. **Acceptable** Supports, Insulation (#31): **The visible pipe appeared adequately supported:**

- **Insulation is not required.**

13. **Acceptable** Functional Flow (#33): **Adequate:**

- **Functional Flow: A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.**

14. **Acceptable** Kitchen Fixture[s] (#32): **Operated with no major flaws**

15. **Acceptable** Bathroom Fixtures (#32): **Operated with no major flaws**

16. **Maintenance** Laundry Washer Hose Bibs (#32): **Rotary Hose Bibs:**

- **The moisture cover is missing. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.**



17. Interior Drain, Waste & Vent System, including:

18. **Acceptable** Drain, waste & vent piping materials (#36): **Plastic Pipes**

19. **Acceptable** Traps: **Functional**

20. **Defective** *Drain Leaks (#37): **Leaks were found:**

- **The drain pipes are leaking under the -bathroom sink (keep in mind the water is allowed to run for 15 minutes as part of the water test). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.**



21. **Acceptable** *Cross Connections (exterior & Interior) (#35) : **No risk was found**

22. **Acceptable** Toilets: **Manufacturer not determined**

23. Hot Water System Including:

24. **Acceptable** Water Heating Equipment (#39): **Electric Water Heater**

25. Capacity **50 Gallons** Approx MFD **2021**

26. **Defective** Auto Safety Controls (#40): **TPR Valve and Piping:**

- **Improper installation (missing pipe connection). The TPR pipe cannot be reduced in size, has to be routed downhill after it leaves the TPR valve, terminate 6 to 24 inches from the ground and should only be made out of hard-drawn copper, CPVC, or galvanized steel. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.**



7. SYSTEM: PLUMBING (Continued)

27. *Fuel Storage and Distribution Systems including:

28. Sump Pumps:

29. **Not Inspected** Sump Pumps: **None Provided/None Found**

30. Note: The following item(s) were observed as a courtesy and to meet the inspector's expectations or at your realtors request but is/are not required to be inspected by the standards of practice.

31. **Maintenance** Sprinklers/Drip System: **Front and back yard:**

- The sprinkler system appears to have a broken under ground pipe (water coming up from the dirt). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



8. SYSTEM: ELECTRICAL

8. SYSTEM: ELECTRICAL

8.1 The inspector shall observe:

- A. service entrance conductors.
- B. service equipment, grounding equipment, main overcurrent device, main and distribution panels.
- C. amperage and voltage ratings of the service.
- D. branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
- E. the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
- F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.
- G. the operation of ground fault circuit interrupters.

8.2 The inspector shall:

A. describe:

1. service amperage and voltage.
 2. service entry conductor materials.
 3. service type as being overhead or underground.
 4. location of main and distribution panels.
- B. report any observed aluminum branch circuit wiring.

8.3 The inspector is NOT required to:

- A. insert any tool, probe or testing device inside the panels.
- B. test or operate any overcurrent device except ground fault interrupters.
- C. dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels.
- D. observe
 1. low voltage systems.

8. SYSTEM: ELECTRICAL (Continued)

2. smoke detectors.
3. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

Notes: Smoke detector batteries should be replaced on a yearly basis - Feb 17 is the designated day to replace your batteries. Little known fact that may save your life - most smoke detector manufacturers recommend replacing the smoke detectors every 10 years. Replace any smoke detectors that have been painted, they may not go off in an actual fire.

The system is only checked by pressing the test button. The test only determines the adequacy of the sound and the status of the battery. Whether or not the smoke detector will work during a fire cannot be determined by this inspection. Although they may work when the push button is pressed we recommend replacing the smoke detectors (too old to be trusted - most manufacturers say they should be replaced every 10 years). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make their own recommendations and estimate repairs and or maintenance.

(Recommended Update for homes older than 1987) Recommend updating the smoke detector system to meet today's standards (hardwired with battery backup in every bedroom and hallways leading to bedrooms). The hallway detectors should be Carbon monoxide/Smoke detectors. This information is provided so that the buyer understand that the standards have changed for safety concerns.

1. **Acceptable** Service Equipment Type (#43): **Underground Service**
2. **Not Inspected** Service Conductors Materials (#44): **Inaccessible**
3. **Acceptable** Service & Panel Grounding (#45): **Present and in good condition**
4. **Acceptable** Overcurrent Protection Devices (#46): **Breakers in good condition**
5. **Other** Main Overcurrent Device (#47): **Top Four Breakers:**

Note: Today's standards calls for 200 amps. The power company can provide the amperage that is coming into the home (cannot be determined when a main breaker is not installed or not labeled.

- (Main Disconnect) This does not have a main breaker - The top four breakers need to be turned off for all power to the home to be cut off.



6. **Acceptable** Service Amperage & Voltage (#48): **200 Amps Service, 240 Volts**
7. **Defective, Unsafe** Main Panel Location (#47): **Exterior Side Wall:**
 - The dead front cover (main panel inner cover) is missing. This is a safety hazard. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



8. SYSTEM: ELECTRICAL (Continued)

8. Defective Branch Circuit Conductors (#49): Copper Wire 110 VAC circuits - Non-metallic sheathed cable:
- An extension cord is being used as permanent wiring in the attic. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



9. Acceptable *Aluminum Branch Circuit Wiring (#50): Localized 220 VAC circuits
10. Acceptable Compatibility of Amps & Voltages (#51): No Over Fusing was found
11. Acceptable Light Fixtures [RN] Operation (#52): Exterior & Interior
12. Acceptable Light Switches[RN] Operation (#52): Exterior & Interior
13. Defective, Unsafe Outlets [RN] Operation, Polarity & Ground [RN] (#53): Exterior & Interior:
- The exterior patio outlet tested missing ground, is missing a moisture cover and the outlet is damaged. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



14. Defective, Unsafe GFCI Outlets Operation (#54): Exterior & Interior:
- GFCI protection is missing at the kitchen outlets. The right of sink outlet also tested missing ground.
- GFCI protection is missing at the exterior outlets.
- GFCI protection is missing at the Bathroom outlet. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs and or maintenance.



8. SYSTEM: ELECTRICAL (Continued)

GFCI Outlets Operation (#54): (continued)



15. [Acceptable](#)

240 VAC Water Heater Connection: [Secure Conduit](#)

16. [Acceptable](#)

240 VAC A/C Connection: [Secure Conduit](#)

17. [Defective](#)

Washer & Dryer Electrical: [110-240 VAC Grounded:](#)

- The outlets is loose in the wall and the opening was cut too big (hole in wall). A qualified licensed contractor is recommended to inspect this system, evaluate all findings and estimate repairs or maintenance.



18. Note: The following item(s) were observed as a courtesy and to meet the inspector's expectations or at your realtors request but is/are not required to be inspected by the standards of practice.

19. [Acceptable](#)

Smoke Detectors: [Battery only type:](#)

Note: The system is only checked by pressing the test button. The test only determines the adequacy of the sound and the status of the battery. Whether or not the smoke detector will work during a fire cannot be determined by this inspection.

9. SYSTEM: HEATING

9. SYSTEM: HEATING

9.1 The inspector shall observe:

A. permanently installed heating systems including:

1. heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.
5. solid fuel heating devices.

6. heat distribution systems including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.

7. the presence of an installed heat source in each room.

9.2 The inspector shall:

A. describe:

1. energy source.
2. heating equipment and distribution type.

B. operate the systems using normal operating controls.

C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The inspector is NOT required to:

- A. operate heating systems when weather conditions or other circumstances may cause equipment damage.
- B. operate automatic safety controls.
- D. ignite or extinguish solid fuel fires.
- E. observe:
 1. the interior of flues.
 2. fireplace insert flue connections.

9. SYSTEM: HEATING (Continued)

3. humidifiers.
4. electronic air filters.
5. the uniformity or adequacy of heat supply to the various rooms.

Other Notes: We recommend having the ductwork professionally cleaned anytime a home is purchased - Dirty ducts can be a contributing factor to allergy and other breathing problems. Air Flow - All registers and room doors should be kept open even when the rooms are not in use - this will save you energy not cost you energy.

Note: An air balance or the adequacy of the air flow is not part of this inspection but will be reported when found. In the winter months even large air flow problems, such as collapsed ducts may not be detectable because the home is only heated to 75 degrees and most days the units do not run long enough to be able to determine these problems. When buying an older home or when buying homes that have room additions, room enclosures, or has been remodeled these problems increase in likelihood.

Roof, Packaged Heat Pump Heating System

1. **Acceptable** Manufacturer: **RUUD**
2. **Acceptable** Heating System Operation: **Heating**

10. SYSTEM: CENTRAL AIR CONDITIONING

10. SYSTEM: CENTRAL AIR CONDITIONING

10.1 The inspector shall observe:

A. central air conditioning including:

1. cooling and air handling equipment.
2. normal operating controls.

B. distribution systems including:

1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units.
2. the presence of an installed cooling source in each room.

10.2 The inspector shall:

A. describe:

1. energy sources.
2. cooling equipment type.

B. operate the systems using normal operating controls.

C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 The inspector is NOT required to:

- A. operate cooling systems when weather conditions or other circumstances may cause equipment damage.
- B. observe non-central air conditioners.
- C. observe the uniformity or adequacy of cool-air supply to the various rooms.

(Recommendations) The A/C unit was running within the acceptable margins, however; a general service call is always recommended when a home is purchased (inspection of internal components, tune up, preventive maintenance, and cleaning of the indoor coil - this is beyond the scope of this inspection). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

Roof AC System

1. **Acceptable** A/C System Operation: **Cooling within the acceptable range (16 to 24).**
Note: A 22 degree air differential (air split) was measured twenty minutes after the A/C unit was running. (Recommendation) The A/C unit was running within the acceptable margins, however; a general service call is always recommended when a home is purchased (inspection of internal components, tune up, preventive maintenance, and cleaning of the indoor coil). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.
2. **Acceptable** Condenser Cooling Equipment (#55 & 64): **Package Heat Pump**
3. **Acceptable** Manufacturer: **RUUD**
4. Approx. Age or MFD: **2020** Approx. Seer Rating: **14**
5. Area Served: **Entire Home** Approx. Capacity: **3.5 Tons**
6. **Acceptable** Energy Source (#56 & 65): **Electric**

10. SYSTEM: CENTRAL AIR CONDITIONING (Continued)

7. **Acceptable** Normal Operating Controls (#57 & 66): **Thermostat**
8. **Acceptable** Automatic Safety Controls (#58): **Breakers**
9. **Acceptable** Distribution Systems (#61 & 67): **Metal and Insulated Flex ducts:**
Note: This includes fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors if applicable.
10. **Maintenance** Air Filters (#62 & 68): **20x25x1:**
Note: We recommend changing the A/C filter(s) on a monthly basis. This will save you energy and save you unnecessary maintenance cost.
11. **Acceptable** Is there an installed Heating and Cooling Source in Each Room? (#63 & 69): **Yes**
12. **Acceptable** Registers: **Metal Adjustable Registers**
13. **Maintenance** Condensate Removal: **Plastic Piping:**
- The pipe is missing an air gap. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



14. **Defective** Exposed Ductwork: **Metal Case for Ductwork:**
- The tar seal is cracking. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

Note: A yearly visual inspection of the vent pipes & roof and at the A/C duct & roof is recommended to prevent moisture penetration.



15. Was the uniformity or adequacy of cool air supply to the various bedrooms normal? **Yes**
Note: Although adequacy cannot be determined the system is checked for uniformity. The system is considered uniform when the temperature measured at the high and low registers is not more than 10 degrees apart. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

16.

11. SYSTEM: INTERIORS**11. SYSTEM: INTERIORS****11.1 The inspector shall observe:**

- A. walls, ceiling and floors.
- B. steps, stairways, balconies and railings.
- C. counters and a representative number of cabinets.
- D. a representative number of doors and windows.
- E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
- F. sumps.

11.2 The inspector shall:

- A. operate a representative number of primary windows and interior doors.

11. SYSTEM: INTERIORS (Continued)

B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3 The inspector is NOT required to observe:

- A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
- B. carpeting.
- C. draperies, blinds or other window treatments.
- D. household appliances.
- E. recreational facilities or another dwelling unit.

Other Notes: Purely cosmetic, minor deformities, and or latent damage is beyond the scope of this inspection (may be listed as a courtesy). Some examples of this may include but is not limited to, small holes on the walls, dirty or worn carpets etc. If the home is occupied at the time of the inspection furniture, items under the sinks or clothes in closets are not moved and concealed defects cannot be found. This inspection is limited to readily accessible areas.

1. Inaccessible Areas: **Yes Personal belongings/occupied.**

All living areas and garage Living Space

2. **Acceptable** Interior Walls (#70): **Paint-Texture:**

Note: Common cracking and minor defects were found throughout the home (ordinary for the age of the home). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

3. **Acceptable** Interior Ceilings (#70): **Texture-Paint:**

Note: Common cracking and minor defects were found throughout the home (ordinary for the age of the home). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.

4. **Maintenance** Interior Floors (#70): **Tile Floors:**

- Minor defects were found as shown. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



5. **Maintenance** Counters (#73): **Laminate:**

- Multiple flaws were found on the surface as shown. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs and or maintenance.



11. SYSTEM: INTERIORS (Continued)

Counters (#73): (continued)



6. Maintenance

Cabinets (RN) (#73): Wood & Composite Wood materials:
 - One of the kitchen drawers falls when opened. A qualified licensed contractor is recommended to inspect, evaluate all findings, make recommendations and estimate repairs or maintenance.

(General Information) Moisture damage under the kitchen and bathroom sinks is very common. It is important to prevent moisture penetration under the cabinets and behind the walls. The bottom shelf under the sinks should be sealed so that water cannot penetrate under the cabinet. Dark stains can sometimes be cleaned with bleach to prevent or kill mold and mildew. Identifying mold and mildew is not part of this inspection. We also recommend child proofing the kitchen and bathroom lower cabinet drawers and doors when small children are present. When the home is occupied we may not be able to determine damage under the sink or very small leaks as our view will be obstructed.



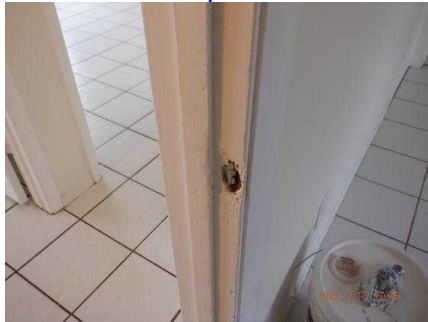
7. Acceptable

Closet Shelving (RN): Wood & Composite Wood materials

8. Maintenance

Doors (operation RN) (#74): Hollow core doors:

- Some of the closet doors are missing or need adjustment.
 - The master bedroom door does not close properly (sagging and hits the frame and is missing the strike plate). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs and or maintenance.



11. SYSTEM: INTERIORS (Continued)

9. Defective

Windows (operation RN) (#16 & 75): Metal frame single pane windows:

- The kitchen window metal center frame is separated from the glass pane (or improperly installed). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs and or maintenance.



10. Were there signs of water penetration into the building or signs of abnormal or harmful condensation on building components? (28) **No None Found.**

Main living area Kitchen

11. Maintenance

Cooking Appliances: General Electric:

- The wrong type of stove was installed for the opening (no back).

(Recommended Update) Today's standards calls for an anti tip bracket for stoves. The buyer should consider updating to today's standards. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations, estimate repairs and or maintenance.



12. Acceptable

Ventilator (#82): Broan

13. Acceptable

Disposal: Manufacturer not determined

14. Not Inspected

Dishwasher: None Provided

15. Acceptable

Sink (#37): Molded dual bowl sink

16. Not Inspected

Refrigerator: None Provided:

- If present the refrigerator is only checked for cooling; the other features are not tested.

All Bathrooms Bathroom

17. Acceptable

Sink/Basin: Manufactured rock counter and sink

11. SYSTEM: INTERIORS (Continued)

18. **Defective** Tub/Surround: Fiberglass tub and fiberglass surround:
- The bottom of the bathtub is cracked. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs and or maintenance.



19. **Acceptable** Ventilation (#83): Electric ventilation fan

Interior Service Area Laundry Room/Area

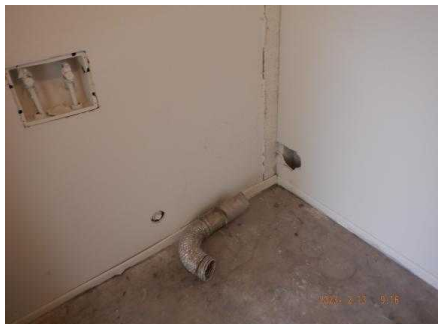
20. **Not Inspected** Washer: None Provided

21. **Acceptable** Washer Drain: Wall mounted drain

22. **Not Inspected** Dryer: None Provided

23. **Defective** Dryer Vent: Vents through the wall:

- The dryer vent pipe connection is broken. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.



24. **Defective** Ventilation (#84): Electric ventilation fan:

- The exhaust fan is inoperative (electrical cut in the attic). A qualified licensed contractor is recommended to inspect, evaluate all findings, make recommendations and estimate repairs or maintenance.



12. SYSTEM: INSULATION & VENTILATION

12. SYSTEM: INSULATION & VENTILATION

12.1 The inspector shall observe:

- insulation and vapor retarders in unfinished spaces.
- ventilation of attics and foundation areas.
- kitchen, bathroom, and laundry venting systems.

12.2 The inspector shall describe:

- insulation and vapor retarders in unfinished spaces.
- absence of same in unfinished space at conditioned surfaces.

12.3 The inspector is NOT required to report on:

12. SYSTEM: INSULATION & VENTILATION (Continued)

- A. concealed insulation and vapor retarders.
- B. venting equipment which is integral with household appliances.

Note: Q) What can I do to improve my energy bills if I have an older home (more than 15 years old)? a) Add insulation to the attic and keep the attic well ventilated (dollar for dollar the best gain). The standard for this zone is R30; the recommended "Green" "R" value is R50 but many experts believe that the most cost effective "R" Value is R38.

b) The Seer rating of your A/C unit is the what usually makes the second most impact on your energy cost - the higher the Seer rating the more energy efficient the unit will operate.

<http://www.energysavers.gov/financial/70010.html>. <http://www.eere.energy.gov/topics/homes.html>, If your home has up-ducts for a swamp cooling system they are considered hot spots or areas where heat will penetrate when running your A/C.

Laundry, Bathroom #2 Attic

1. **Defective** Entered Attics Spaces (#12): **No**
- The attic access in BR #2 has been nail shut and the access in the Laundry is obstructed by wiring. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.
-
-
2. Method of Inspection: **Viewed from the attic access**
 3. **Acceptable** The inspector was unable to inspect what percentage of the attic: **80%**
 4. **Acceptable** Access Cover **Drywall, Plywood**
 5. **Acceptable** Are all conditioned surfaces insulated?: **Yes All visible areas are insulated.**
 6. **Other** Water Penetration or Condensation: **Minor visible evidence of moisture penetration: Minor moisture stains were visible at the common areas (under roof penetrations). Does not appear to be an ongoing issue. No recommendations are made at this time other monitoring.**
 7. **Acceptable** Venting Pipes (kitchen*, bathroom, & laundry venting systems) (#82, 83 & 84): **Extends to the exterior of the home (walls or roof)**
 8. **Acceptable** Insulation (#78): **Cellulose Insulation**
 9. **Maintenance** Insulation Depth: **2" - 5":**
(Minimum Standard) The minimum standard a home should meet for insulation is R30. Homes that do not meet this standard cannot cool adequately in the summer or consume higher than average energy. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs or maintenance.
-
10. **Update** Estimated "R" value. **R13 - R16:**
Note: Most experts recommend updating to at least an R38, the new standard. The Green standard however is R50. Adding insulation is one of the most cost effective ways to save energy. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations, estimate repairs and or maintenance.
 11. **Not Inspected** Vapor Retarders in Unfinished Spaces (#79): **Not Required, None Found**
 12. **Acceptable** Ventilation of Attic (#80): **Gable and soffit vents**
 13. Were there signs of water penetration into the building or signs of abnormal or harmful condensation on building

12. SYSTEM: INSULATION & VENTILATION (Continued)

components? (28) **No None Found.**

Glossary

GLOSSARY

Automatic Safety Controls: Devices designated and installed to protect systems and components from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

Child Safe Barrier: A component, such as a fence or a door or a window alarm, that helps restrict access to a swimming pool/spa.

Client: A customer who contracts with an inspector for a swimming pool and/or spa inspection.

Component: A readily accessible and observable part of a system.

Coping: The top sections around a swimming pool or spa perimeter, capping the structural walls of the pool/spa.

Cosmetic Items: Defects that are superficial and that do not significantly affect a component's ability to function properly.

Cross Connection: Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations: Situations which pose a threat of injury to the inspector, and those situations that require the use of special protective clothing or safety equipment.

Describe: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

Dismantle: To take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

Electronic Controls: Digital, computerized, low voltage or solid state equipment operation management devices.

Entrapment Prevention Components: A component, such as a suction cover, installed within the swimming pool/spa water circulation system that helps prevent a person from being held underwater at a suction outlet.

Engineering: Any professional service or creative work requiring education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences

Evaluate by Appropriate Persons: Examination and analysis by a qualified professional, tradesman, or service technician using techniques and/or expertise that are beyond the scope of inspection performed in accordance with these Standards.

Immediate Major Repair: A major defect, which if not quickly addressed, will be likely to do any of the following: 1. worsen appreciably 2. cause further damage 3. be a serious hazard to health and/or personal safety

Inspector: A person certified as a home inspector by the Arizona Board of Technical Registration.

Installed: Attached or connected such that the installed item requires tools for removal.

Major Defect: A system or component that is unsafe or not functioning.

Normal Operating Controls: Devices, such as thermostats and switches, intended to be operated by the homeowner.

Observe: The act of making a visual examination of a system or component and reporting on its condition.

Readily Accessible: Available for visual inspection without requiring the removal of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

Readily Open able Access Panel: A panel provided for homeowner inspection and maintenance that is readily accessible, within normal reach, can be removed by one person, and is not sealed in place.

Glossary (Continued)

Shut Down: A state in which a system or component cannot be operated by normal operating controls.

Structural Component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System: A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive: An inspection is technically exhaustive when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or changes in adopted residential construction standards.