



Home Inspection Report

Prepared for: Joseph Markowicz

827 N 61st Ave
Phoenix, Arizona 85043

Inspected by:
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Arizona Premier Home and Property Inspections

Defective Summary

4. SYSTEM: STRUCTURAL COMPONENTS

1. Foundation: Poured Concrete slab - West: More than typical cracking noted. Undetermined depth of cracks(filled with dirt). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



2. Water Penetration or Condensation: Evidence of moisture penetration was found - A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



3. Differential Movement: Crack with displacement - See Foundation above.

5. SYSTEM: EXTERIOR

4. Exterior walls Exterior Surface Entryway Doors: [operation of all] All Exterior Doors - (a) Patio Slider: Tracks are worn and damaged. Door lock is broken, door will not secure. (b) Exterior Closet: Hinges stripped of the jam. (c) Carport: Throw is missing, door will not secure. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

5. SYSTEM: EXTERIOR (Continued)

Entryway Doors: [operation of all] (continued)



6. SYSTEM: ROOFING

5. Main Roof Roof Surface Roof Covering Material (type & condition): **Asphalt Shingle - Damaged and worn.** Past life expectancy. A qualified licensed contractor is recommended to inspect this system as a whole, evaluate all findings, make recommendations and estimate repairs.



Defective Summary (Continued)

7. SYSTEM: PLUMBING

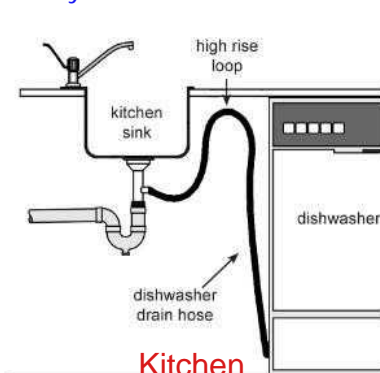
6. Kitchen Fixture(s): **Flaw found** - The faucet is leaking at the handle connection. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



7. Laundry Washer Hose Bibs: **Stem Valves - Missing handles**. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



8. *Cross Connections (exterior & Interior): **Risk found**. Kitchen: Improperly routed drain hose. The drain hose should be routed over the bottom of the lowest part of the sink creating what is known as a "High Loop". The purpose of the loop is to prevent the contents of the sink/disposal from draining into the dishwasher, possibly creating a cross-contamination issue. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



9. *Drain Leaks: **Leaks were found** - Kitchen: Piping detached at the drains. Limited inspection of connected services due to condition. Leaking into pan. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

7. SYSTEM: PLUMBING (Continued)

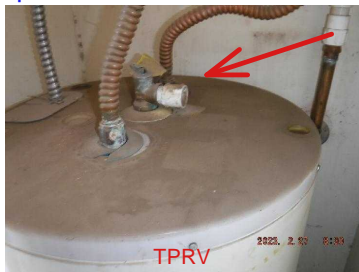
*Drain Leaks: (continued)



10. Water Heating Equipment: Capacity and age undetermined - No label present. The water temperature output is low by standards, typical setting at approximately 122-130 degrees per manufacturers. This may be a fault in the water heater or that the owners/occupants have the temperature set low. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



11. Auto Safety Controls: TPR Valve - - Improper installation (no piping). 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.



8. SYSTEM: ELECTRICAL

12. Main Panel Location: Exterior Wall - Missing dead man interior cover. No labeling available. Due to the general condition of the electrical system, it is recommended that a qualified electrician evaluate the system as a whole for latent defects. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

8. SYSTEM: ELECTRICAL (Continued)

Main Panel Location: (continued)



13. Branch Circuit Conductors: Copper Wire 110 VAC circuits - Non-metallic sheathed cable - Kitchen Range: Exposed wiring present. Outlet is loose and on the floor. Wiring is exposed at the range. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



14. Light Fixtures [RN] Operation: Exterior & Interior - (a), Fixtures are missing globes/covers. (b) Light bulbs are out in several locations around the home. Recommend requesting seller to install all bulbs to verify functions of the fixtures. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



15. GFCI Outlets Operation: Exterior & Interior - (a) Exterior: GFCI protection is missing at exterior outlets. (GFCI protection was mandated for the exterior of homes in 1971). (b) Bathroom: Today's standards require GFCI protection for all the bathroom outlets (became the standard in 1975). (c), Recommend updating to current standards at locations missing GFCI protection(Kitchen, Laundry). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs. Noted: Visible red light on tester indicates no GFCI protection at the outlet.

8. SYSTEM: ELECTRICAL (Continued)

GFCI Outlets Operation: (continued)

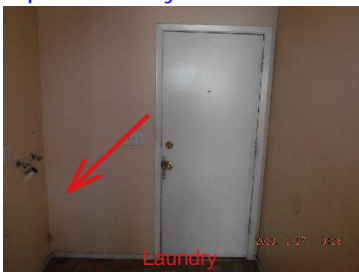


16. Polarity & Ground of all: Exterior & Interior - #1 Bathroom: Open grounds found at the outlet. This location should also be GFCI protected once wiring is corrected. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs. **Noted: Single center light on tester indicates open ground.**



11. SYSTEM: INTERIORS

17. All living areas and garage Living Space Interior Walls: Paint-Texture - (a) Laundry: Minor wall damage around the drain clean-out. May have minor leaking. (b) Other Areas: Common typical cracking and damage noted. Consistent with the age of the home. Mismatched paint and unfinished repairs are present. The home is very dirty and in unkempt condition. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



18. All living areas and garage Living Space Interior Ceilings: Texture-Paint - (a) Kitchen: - Evidence of moisture penetration (staining and inconsistencies in the texture) was found on the ceiling. (b) Other Areas: Common cracks noted at various places of the home. Repairs evident in several locations. A qualified licensed contractor is recommended to inspect, evaluate all findings, make recommendations and estimate repairs.

11. SYSTEM: INTERIORS (Continued)

Interior Ceilings: (continued)



19. All living areas and garage Living Space Cabinets (RN): Wood & Composite Wood materials - (a) Damaged cabinets found. (b) Other Areas: Typical wear to the cabinets. Several of the cabinets need adjustment to the hinges to open/close properly. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



20. All living areas and garage Living Space Doors (operation RN): Hollow Core Doors - (a) #2 Closet: Hole in the door. (b) Other Areas: Doors need minor adjustment to the hinges to open and close properly. Typical wear and damage consistent with the age of the home. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



21. All living areas and garage Living Space Windows (operation RN): Metal frame single pane windows - (a) #3 Bedroom: Broken window (patched with tape). (b) Rest of the Home: Windows show wear typical to the age of the home (loose locks, minor plastic trim damage, etc.). Dirty tracks are making the windows hard to open at several locations. Recommend cleaning. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Defective Summary (Continued)

22. Main living area Kitchen Cooking Appliances: Frigidaire - (a) Burner will not heat(LF). (b) (Recommendation) Today's standards calls for an anti tip bracket for stoves. The buyer should consider upgrading to today's standards. A qualified licensed contractor is recommended to inspect, evaluate all findings and estimate repairs.



23. Main living area Kitchen Dishwasher: Whirlpool - (a) Not run due to drain line concerns at the sink. (b) Missing kick, wiring exposed. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



24. All Bathrooms Bathroom Sink/Basin: Molded single bowls - Heavy rust at the base. A qualified licensed contractor is recommended to inspect this system, evaluate the above listed findings, and estimate repairs.



25. All Bathrooms Bathroom Tub/Surround: Porcelain tubs with tile surrounds - Hallway Bath: Heavy rust damage. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Defective Summary (Continued)

26. All Bathrooms Bathroom Ventilation: Electric fan and or window - #1 Bath: The vent fan is making a rotational noise. This is evidence that the bearings are worn. Worn bearing are a source of heat and a fire concern. Recommend replacement. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



27. Interior Service Area Laundry Room/Area Ventilation: Electric ventilation fan - Fan inoperative. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



12. SYSTEM: INSULATION & VENTILATION

28. Master Bedroom Closet Attic Evidence of leaking:* Clear visible evidence of moisture penetration - See: Systems: Structural Components/Water Penetration or Condensation.
29. Master Bedroom Closet Attic Insulation Depth: 3" - 5" - (a) The insulation appears to have 'settled' and would not meet typical standards of the time of construction(8 inches/R-30). (b) IECC standards adopted in 2015 recommend 10 inches(R-38) depth of insulation for Climate Zone 2 areas such as Maricopa and Pima counties in Arizona. Adding insulation to the attic areas if one of the most effective ways to help conserve energy and lower utility bills. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



30. Master Bedroom Closet Attic Estimated "R" value. R10 or less - (a) The insulation appears to have 'settled' and would not meet typical standards of the time of construction(8 inches/R-30). (b) IECC standards adopted in 2015 recommend 10 inches(R-38) depth of insulation for Climate Zone 2 areas such as Maricopa and Pima counties in Arizona. Adding insulation to the attic areas if one of the most effective

Defective Summary (Continued)

Estimated "R" value. (continued)

ways to help conserve energy and lower utility bills. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

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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	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 and the buyer should consider making the changes to meet today's standards.

General Information

Property Information

Inspection Date [02/27/2023](#)
Property Address [827 N 61st Ave](#)
City [Phoenix](#) State [Arizona](#) Zip [85043](#)

Client Information

Client's Name [Joseph Markowicz](#)
Phone [\(602\)478-4647](#) Fax [0](#)
E-Mail jpino@pinorealestate.com

Inspection Company

Inspector Name [Mark Stephens](#)
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Address [346 E Papago Dr](#)
City [Tempe](#) State [Arizona](#) Zip [85288](#)
E-Mail inspectionpro13@gmail.com
Buyer's Agent [Jesus Pino](#)
Phone [\(602\)478-4647](#) Fax [0](#)
E-Mail jpino@pinorealestate.com
File Number [022723M Markowicz\(AM\)](#)

General Information (Continued)

Amount Received [\\$350.00](#)

Conditions

Others Present [No](#) [One](#) Property Occupied [No](#)

Estimated Age [1979](#) Entrance Faces [West](#)

Start Time [8:00am](#) End Time [11:30am](#)

Electric On? [Yes](#) Water On? [Yes](#) Gas/Oil On? [Not Applicable](#)

Temperature [47](#) Weather [Mostly Sunny](#) Soil Conditions [Still moist in shade from rains](#)

Space Below Grade [None](#) Building Type [Single Family](#) Garage [Carport](#)

1. INTRODUCTION

Recommendations for licensed contractors to inspect items listed must be done within the sales inspection period. Licensed contractors should evaluate any system with defects or concerns listed below for latent, not visual, not found or possible defects regardless of the severity of the defects found and/or listed in this report. No validity of this report shall be assumed past final date for buyers inspection to occur. Inspector has no control of, or any responsibility for defects/damage that may occur to the home/property once it is vacated by the inspector on the date of the scheduled inspection.

This report does not represent verification of building code compliance or manufacturers installation requirements.

It is recommended for the client to contact the local building/planning departments to verify any and all permits issued/required with regards to additions, repairs or updates to the property since initial construction, prior to closing.

1. INTRODUCTION

1.1 These Standards define the practice of Home Inspection in the State of Arizona.

1.2 These Standards of Practice

A. provide inspection guidelines.

B. make public the services provided by private fee-paid inspectors.

Please read all sections of this report to gain a full understanding of all items contained within.

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.

Please read all sections of this report to gain a full understanding of all items contained within.

3. GENERAL LIMITATIONS AND EXCLUSIONS

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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 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.

Please read all sections of this report to gain a full understanding of all items contained within.

4. SYSTEM: STRUCTURAL COMPONENTS

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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.

4. SYSTEM: STRUCTURAL COMPONENTS (Continued)

Defective Foundation: Poured Concrete slab - West: More than typical cracking noted. Undetermined depth of cracks(filled with dirt). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Other Floor Structure: Poured Concrete Slab - Unevenness and abnormalities in the floor level may indicate defects/concerns with foundation of the home(not visible). If concerned, it is recommended that a qualified licensed contractor examine the system for faults and advise on repairs and estimate cost.

Acceptable Wall Structure: Block, Wood Frame - Noted: Wall framing materials are not typically visible for inspection.

Acceptable *Columns: Block Columns

Acceptable Roof/Ceilings Structure: Truss System

Acceptable Probe structural components where deterioration is suspected. No None found.

Acceptable Entered Attics Spaces: Yes Except when access is obstructed, when entry could cause damage, or dangerous or adverse situations are suspected.

Acceptable The inspector was unable to inspect what percentage of the attic: 40% - The attic inspection was limited due to design.

Defective Water Penetration or Condensation: Evidence of moisture penetration was found - A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



4. SYSTEM: STRUCTURAL COMPONENTS (Continued)

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.

Defective Differential Movement: [Crack with displacement - See Foundation above.](#)

5. SYSTEM: EXTERIOR

5. SYSTEM: EXTERIOR

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, soffit 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.

Inaccessible Areas: [No All areas accessible.](#)

Exterior walls Exterior Surface

Acceptable Wall Cladding Materials: [Fibrous, Block - Common typical minor cracking and defects noted. Typical wear to the fibrous, consistent with the age of the home. Plan and Prepare that the home will need typical maintenance and painting in the near future. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.](#)

Not Inspected Wall Flashing & Trim: [None Provided](#)

Other Exterior Ceilings: [Texture-Paint, Exposed Framing - Common minor cracking and texture defects were found.](#)

Defective Entryway Doors: [operation of all] [All Exterior Doors - \(a\) Patio Slider: Tracks are worn and damaged. Door lock is broken, door will not secure. \(b\) Exterior Closet: Hinges stripped of the jam. \(c\) Carport: Throw is missing, door will not secure. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.](#)



5. SYSTEM: EXTERIOR (Continued)

Entryway Doors: [operation of all] (continued)



Other *Security Doors: Metal Screen Security - Typical damage consistent with the age of the home. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Other *Eaves, Soffits & Fascias: Wood & Plywood - Typical wear and damage noted: Consistent with the age of the home. Plan and prepare to paint the eaves and fascia in the near future to maintain the system. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Acceptable *Vegetation: Trees and Bushes, Dirt/Dead Grass
Other Grading, Drainage: Flat grading with minor slope for Drainage - (General Information) It is important to divert water away from the foundation. 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 and emulsification (damage to the cement due to excessive moisture by washing away of the cohesive minerals).

Acceptable Walkways: Concrete - Common cracking.

Acceptable Patios: Concrete - Common cracking.

Acceptable Driveways: Concrete - Minor cracking and settling noted.

Front of the home. Garage

Type of Structure: Carport Car Spaces: 2

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.

Other Fences: Chain link - Common settling noted. Common aging defects noted. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

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 arrester devices.

6. SYSTEM: ROOFING (Continued)

Other Notes: This is not a warranty or a guarantee, 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. (5) Shingle and Tile roofing systems that are over 15 years old in installation should have the underlayment inspected by a qualified licensed contractor for any wear and decay. Replacement of the underlayment is considered typical maintenance for such roofing systems, plan and prepare for cost and possible inconvenience of replacement.

Main Roof Roof Surface

Method used to Inspect Roofing: [Walked the roof](#)

Acceptable Unable to Inspect what % of the roof: [The entire Roof was accessible](#)
Defective Roof Covering Material (type & condition): [Asphalt Shingle - Damaged and worn. Past life expectancy. A qualified licensed contractor is recommended to inspect this system as a whole, evaluate all findings, make recommendations and estimate repairs.](#)



Acceptable Flashings: [Aluminum or Metal Flashing](#)
Acceptable Penetrations: [With Metal Roof Jacks and Caps](#)
Acceptable *Signs of leaks or abnormal condensation on building components. [No None found.](#)

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 rate. When appropriate 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. It is recommended for homes 25 years old and older to have the drain lines professionally scoped for condition and possible defects. Toilets are simply flushed empty (no paper is added).

The average life of an plumbing stop valve is 10 years (shut off valves that supply faucets and toilets) If the home is over 10 years old, the customer is encouraged to keep on hand and/or replace these valves (1/4 turn / ball type valve is the currently preferred type of valve). To maintain the valves, it is recommended to open/close the valves once every 2 months, this will help keep the valve free of sediment/calcite build-up, and working properly. Turning (opening and closing) these valves is not part of this inspection, as there is a possibility they may fail.

- Fire sprinkler systems are not part of this inspection, but may be noted as present. 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, but may be noted as present. Quality of the water is not tested.

- 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

Operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house:

7. SYSTEM: PLUMBING (Continued)

Update

Exterior Fixtures: [attached to the home] Operated with no major flaws - (Recommended Update) Recommend anti-siphon/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.



Defective

Kitchen Fixture(s): Flaw found - The faucet is leaking at the handle connection. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Acceptable

Bathroom Fixtures: Operated with no major flaws

Defective

Laundry Washer Hose Bibs: Stem Valves - Missing handles. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Interior Water Supply and Distribution System including:

Update

Piping Materials including supports and insulation: Copper Pipes - Water service shut off valves under sinks and at toilets have a recommended life span of 10-12 years and are considered a maintenance item. It is recommended that these valves be updated to provide security and peace of mind with regards to the water system, as well as guarantee the valve will operate properly when needed. A qualified licensed contractor is recommended to inspect, evaluate all

7. SYSTEM: PLUMBING (Continued)

Piping Materials including supports and insulation: (continued)

findings and estimate repairs.

Acceptable

Functional Flow: Adequate

Acceptable

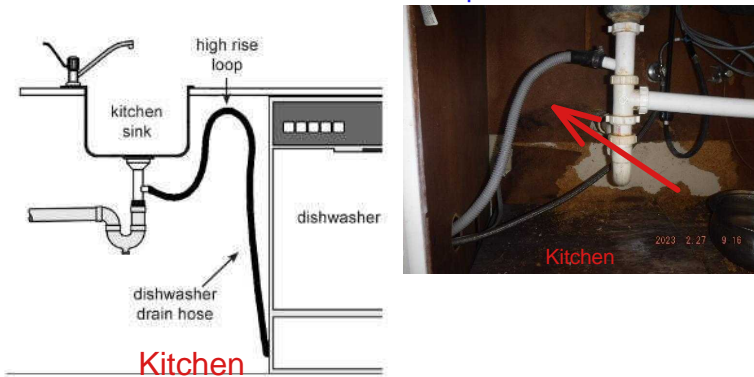
Leaks: No noticeable potable water leaks were found

Update

*Cross Connections (exterior & Interior): Risk found. See "Exterior Fixtures" above.

Defective

*Cross Connections (exterior & Interior): Risk found. Kitchen: Improperly routed drain hose. The drain hose should be routed over the bottom of the lowest part of the sink creating what is known as a "High Loop". The purpose of the loop is to prevent the contents of the sink/disposal from draining into the dishwasher, possibly creating a cross-contamination issue. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Interior Drain, Waste & Vent System, including:

Acceptable

Traps: Plastic Pipes

Acceptable

Drain, waste & vent piping materials: ABS & Plastic Pipes

Defective

*Drain Leaks: Leaks were found - Kitchen: Piping detached at the drains. Limited inspection of connected services due to condition. Leaking into pan. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Acceptable

Waste & vent piping supports & insulation: ABS Pipe

Acceptable

Functional Drainage: No noticeable obstructions - A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Acceptable

Toilets: Manufacturer not determined

Hot Water System Including:

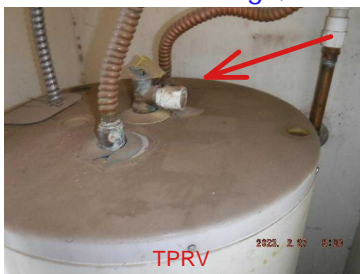
7. SYSTEM: PLUMBING (Continued)

Defective Water Heating Equipment: Capacity and age undetermined - No label present. The water temperature output is low by standards, typical setting at approximately 122-130 degrees per manufacturers. This may be a fault in the water heater or that the owners/occupants have the temperature set low. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Not Inspected Normal Operating Controls: None Provided

Defective Auto Safety Controls: TPR Valve - - Improper installation (no piping). 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.



*Fuel Storage and Distribution Systems including:

Sump Pumps:

Not Inspected Sump Pumps: None Provided/None Found

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.

Acceptable Water Meter: No movement noted - No movement 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 the dial is not moving.

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

8. SYSTEM: ELECTRICAL

8. SYSTEM: ELECTRICAL

8.1 The inspector shall observe:

- service entrance conductors.
- service equipment, grounding equipment, main over-current device, main and distribution panels.
- amperage and voltage ratings of the service.
- branch circuit conductors, their over-current devices, and the compatibility of their amperage and voltages.

8. SYSTEM: ELECTRICAL (Continued)

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 over-current 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.

2. smoke detectors.

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

Other 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, as they may not go off in an actual fire.

Upon any noted defects in the electrical system, it is highly recommended that a qualified licensed electrician examine the system as a whole for any latent/not visible defects.

Acceptable Service Equipment Type: **Underground Service**

Not Inspected Service Entry Conductors Materials: **Inaccessible**

Acceptable Service Grounding: **Grounds to Plumbing**

Acceptable Overcurrent Protection Devices: **Breakers**

Acceptable Main Overcurrent Device: **150 Amps**

Acceptable Service Amperage & Voltage: **200 Amps Service, 240 Volts**

Defective Main Panel Location: **Exterior Wall - Missing dead man interior cover. No labeling available.**

Due to the general condition of the electrical system, it is recommended that a qualified electrician evaluate the system as a whole for latent defects. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



8. SYSTEM: ELECTRICAL (Continued)

Defective

Branch Circuit Conductors: Copper Wire 110 VAC circuits - Non-metallic sheathed cable - Kitchen Range: Exposed wiring present. Outlet is loose and on the floor. Wiring is exposed at the range. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Acceptable

*Aluminum Branch Circuit Wiring: Localized 220VAC circuits

Other

Compatibility of Amps & Voltages: Possible concerns - Missing labeling at the panels, unable to verify A/C required amperage. Recommend verifying with a licensed electrician.

Other, Defective

Ligh Fixtures [RN] Operation: Exterior & Interior - (a), Fixtures are missing globes/covers. (b) Light bulbs are out in several locations around the home. Recommend requesting seller to install all bulbs to verify functions of the fixtures. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Other

Ligh Switches[RN] Operation: Exterior & Interior - Missing cover plate screws in several locations around the home. Some of the cover plates have minor cracking/damage. Cosmetic in nature. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Other

Outlets [RN] Operation: Exterior & Interior - Minor cracking and damaged noted to the cover plates. Cosmetic in nature. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Defective, Update

GFCI Outlets Operation: Exterior & Interior - (a) Exterior: GFCI protection is missing at exterior outlets. (GFCI protection was mandated for the exterior of homes in 1971). (b) Bathroom: Today's standards require GFCI protection for all the bathroom outlets (became the standard in 1975). (c), Recommend updating to current standards at locations missing GFCI protection(Kitchen, Laundry). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs. Noted: Visible red light on tester indicates no GFCI protection at the outlet.

8. SYSTEM: ELECTRICAL (Continued)

GFCI Outlets Operation: (continued)



Defective

Polarity & Ground of all: Exterior & Interior - #1 Bathroom: Open grounds found at the outlet. This location should also be GFCI protected once wiring is corrected. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs. Noted: Single center light on tester indicates open ground.



Acceptable

240 VAC Water Heater Connection: Secure Conduit

Acceptable

240 VAC A/C Connection: Secure Conduit

Acceptable

Washer & Dryer Electrical: 110-240 VAC Grounded

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.

Update

Smoke Detectors: Does not meet today's recommended standards - Consider updating the smoke detector system to meet today's recommended standards (hardwired/bluetooth connections with battery backup in every bedroom and hallways leading to bedrooms). This information is provided so that the buyer understand that the standards have changed for safety concerns. A qualified licensed contractor is recommended to inspect this system, evaluate all findings and estimate repairs.

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.

9. SYSTEM: HEATING (Continued)

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.

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 adequacy of the air flow is not part of this inspection, but will be reported when found. In the winter months even larger 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, the problems of air distribution/flow often increase.

Roof Heating System

Acceptable Heat System Type: **Heat Pump**

Acceptable Heating Equipment: **American Standard/Trane**

Acceptable Coil/Air Handler Date: **2001**

Approx. Age or MFD: **2001** Approx. Seer Rating: **N/A**

Area Served: **Entire Home** Approx. Capacity: **Same as A/C Unit**

Acceptable Energy Source: **Electric**

Acceptable Heating System Operation: **Heating**

Acceptable Normal Operating Controls: **Thermostat**

Acceptable Automatic Safety Controls: **Breakers**

Acceptable Distribution Systems: **Metal ducts - Note: This includes fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors if applicable.**

+Were the readily open-able access panels provided by the manufacturer for routine homeowner maintenance opened? **No None Provided.**

Maintenance Air Filters: **20x25x1 - Filters are very dirty/clogged and need to be replaced. Note: We recommend changing the A/C filter(s) on a monthly basis. This will save you energy and save you unnecessary maintenance cost. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.**

9. SYSTEM: HEATING (Continued)

Acceptable Is there an installed Heating and Cooling Source in Each Room? **Yes**

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.

Noted: Seasonal regular maintenance, by a qualified license HVAC contractor, for the heating /air conditioning systems is always recommended.

System filters, if required, should be changed on a monthly basis when in use.

Roof AC System

Other Cooling & Air Handling Equipment: **American Standard/Trane - Noted: R-22 unit. As of Jan. 1, 2020 R-22 freon is no longer produced or available for import to the US. Prepare for having to upgrade the HVAC system to newer freon products in the near future. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.**

Approx. Age or MFD: **2001** Approx. Seer Rating: **13**

Area Served: **Entire Home** Approx. Capacity: **3 Tons**

Not Inspected A/C System Operation: **Too Cold to Test - Due to the low ambient temperature outside at the time of the inspection, below 68 degrees, the A/C was not tested. Verification of proper function(temperature splits) can vary and are not reliable at low temperatures. Running the A/C at temperatures below 68 degrees can cause damage to the unit and is not recommended by the manufacturers. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.**

Acceptable Cooling Equipment Type: **Heat Pump**

Acceptable Energy Sources: **Electric**

Acceptable Fans & Pumps: **Operating within acceptable noise levels**

Acceptable Registers: **Metal Adjustable Registers**

10. SYSTEM: CENTRAL AIR CONDITIONING (Continued)

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.

Was the uniformity or adequacy of cool air supply to the various bedrooms normal? **Yes Although adequacy cannot be determined the system is checked for uniformity. The system is considered uniform when the temperature measured at the registers is not more than 10 degrees apart.**

Acceptable Condensate Removal: **PVC**

Acceptable Exposed Ductwork: **Metal Case for Ductwork - A yearly visual inspection of the vent pipes & roof and at the A/C duct & roof is recommended to prevent moisture penetration.**

Acceptable Electrical Disconnect: **Pull Blade Disconnect**

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.
- 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, but may be listed as a courtesy. Some examples of this may include, but is not limited to: small holes/damage on the walls, dirty and/or worn flooring, minor dings/dents in cabinetry, appliances, doors, and 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 observed. This inspection is limited to readily accessible areas.

Inaccessible Areas: **No No items.**

All living areas and garage Living Space

Other, Defective Interior Walls: **Paint-Texture - (a) Laundry: Minor wall damage around the drain clean-out. May have minor leaking. (b) Other Areas: Common typical cracking and damage noted. Consistent with the age of the home. Mismatched paint and unfinished repairs are present. The home is very dirty and in unkempt condition. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.**

11. SYSTEM: INTERIORS (Continued)

Interior Walls: (continued)



Other, Defective Interior Ceilings: Texture-Paint - (a) Kitchen: - Evidence of moisture penetration (staining and inconsistencies in the texture) was found on the ceiling. (b) Other Areas: Common cracks noted at various places of the home. Repairs evident in several locations. A qualified licensed contractor is recommended to inspect, evaluate all findings, make recommendations and estimate repairs.



Other Interior Floors: Carpet, Linoleum - Typical heavy wear throughout the home. A qualified licensed contractor is recommended to inspect this system, evaluate all findings and make any necessary repairs.

Other Counters: Laminate, Wood - Typical wear consistent with the age of the home. Recommend caulking all joints at the counter tops to prevent moisture damage. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Defective Cabinets (RN): Wood & Composite Wood materials - (a) Damaged cabinets found. (b) Other Areas: Typical wear to the cabinets. Several of the cabinets need adjustment to the hinges to open/close properly. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Acceptable Closet Shelving and Rods Standard Shelving and Rods

11. SYSTEM: INTERIORS (Continued)

Other, Defective Doors (operation RN): **Hollow Core Doors** - (a) #2 Closet: Hole in the door. (b) Other Areas: Doors need minor adjustment to the hinges to open and close properly. Typical wear and damage consistent with the age of the home. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Other, Defective Windows (operation RN): **Metal frame single pane windows** - (a) #3 Bedroom: Broken window(patched with tape). (b) Rest of the Home: Windows show wear typical to the age of the home(loose locks, minor plastic trim damage, etc.). Dirty tracks are making the windows hard to open at several locations. Recommend cleaning. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Not Inspected Sumps: None Found

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

Main living area Kitchen

Defective, Update Cooking Appliances: Frigidaire - (a) Burner will not heat(LF). (b) (Recommendation) Today's standards calls for an anti tip bracket for stoves. The buyer should consider upgrading to today's standards. A qualified licensed contractor is recommended to inspect, evaluate all findings and estimate repairs.



Other Ventilator: NuTone - The light bulb is burned out. A qualified licensed contractor is recommended to inspect this system, evaluate all findings and estimate repairs.

11. SYSTEM: INTERIORS (Continued)

Not Inspected Microwave: None Provided

Not Inspected Disposal: None Provided

Other, Defective Dishwasher: Whirlpool - (a) Not run due to drain line concerns at the sink. (b) Missing kick, wiring exposed. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

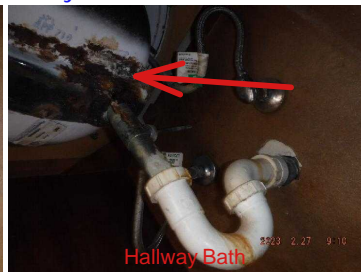


Not Inspected Refrigerator: None Provided

Acceptable Sink: Molded dual bowl sink - The sink shows typical wear patterns. Consistent with the age of the home.

All Bathrooms Bathroom

Defective Sink/Basin: Molded single bowls - Heavy rust at the base. A qualified licensed contractor is recommended to inspect this system, evaluate the above listed findings, and estimate repairs.



Defective Tub/Surround: Porcelain tubs with tile surrounds - Hallway Bath: Heavy rust damage. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Defective Ventilation: Electric fan and or window - #1 Bath: The vent fan is making a rotational noise. This is evidence that the bearings are worn. Worn bearing are a source of heat and a fire concern. Recommend replacement. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

11. SYSTEM: INTERIORS (Continued)

Ventilation: (continued)



Interior Service Area Laundry Room/Area

Not Inspected Washer: None Provided

Acceptable Washer Drain: Wall mounted drain

Not Inspected Dryer: None Provided

Acceptable Dryer Vent: Vents to the exterior - Recommend cleaning/vacuuming the dryer vent pipe on a yearly basis - clogged dryer pipes can cause the dryer to overheat.

Defective Ventilation: Electric ventilation fan - Fan inoperative. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



12. SYSTEM: INSULATION & VENTILATION

12. SYSTEM: INSULATION & VENTILATION

12.1 The inspector shall observe:

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

12.2 The inspector shall describe:

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

12.3 The inspector is NOT required to report on:

- 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

12. SYSTEM: INSULATION & VENTILATION (Continued)

for a swamp cooling system they are considered hot spots or areas where heat will penetrate when running your A/C.

Master Bedroom Closet Attic

Other Access Cover OSB - The attic access cover is not insulated. This is a source of energy loss. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Method of Inspection: Entered

Acceptable Are all conditioned surfaces insulated?: Yes All visible areas are insulated.

Acceptable Insulation: Cellulose Insulation

Not Inspected Vapor Retarders in Unfinished Spaces: Not Required, None Found

Acceptable Ventilation of Attic: Gable Vents

Not Inspected Ventilation of Foundation:* None Provided N/A

Acceptable Venting Pipes (kitchen, bathroom, & laundry venting systems): Extend to the exterior of the home

Defective Evidence of leaking:* Clear visible evidence of moisture penetration - See: Systems: Structural Components/Water Penetration or Condensation.

Acceptable

Defective Insulation Depth: 3" - 5" - (a) The insulation appears to have 'settled' and would not meet typical standards of the time of construction(8 inches/R-30). (b) IECC standards adopted in 2015 recommend 10 inches(R-38) depth of insulation for Climate Zone 2 areas such as Maricopa and Pima counties in Arizona. Adding insulation to the attic areas if one of the most effective ways to help conserve energy and lower utility bills. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Defective Estimated "R" value. R10 or less - (a) The insulation appears to have 'settled' and would not meet typical standards of the time of construction(8 inches/R-30). (b) IECC standards adopted in 2015 recommend 10 inches(R-38) depth of insulation for Climate Zone 2 areas such as Maricopa and Pima counties in Arizona. Adding insulation to the attic areas if one of the most effective ways to help conserve energy and lower utility bills. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

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.

Central Air Conditioning: A system which uses ducts to distribute cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

Client: A customer who contracts with a home inspector for a home inspection.

Component: A readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the system.

CrossConnection: 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 house hold maintenance.

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.

Evaluation by Appropriate Persons: Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspector.

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

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

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: Homeowner operated devices such as a thermostat, wall switch or safety switch.

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

Glossary (Continued)

On-site Water Supply Quality: Water quality is based on the bacterial, chemical, mineral and solids content of the water.

On-site Water Supply Quantity: Water quantity is the rate of flow of water.

Primary Windows and Doors: Windows and/or exterior doors which are designed to remain in their respective openings year round.

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

Readily Openable Access Panel: A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building components.

Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

Representative Number: For multiple identical components such as windows and electrical outlets, the inspection of one such component per room. For multiple identical exterior components, the inspection of one such component on each side of the building.

Roof Drainage Systems: Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.

Safety Glazing: Tempered glass, laminated glass, or rigid plastic.

Shut Down: A piece of equipment whose safety switch or circuit breaker is in the off position, or its fuse is missing or blown, or a system that cannot be operated by the device or control that a home owner should normally use to operate it.

Solid Fuel Heating Device: Any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices.

Structural Component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls, and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.

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.

Under-floor Crawl Space: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

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

Glossary (Continued)

Please read all sections of this report to gain a full understanding of all items contained within.

Final Comments

Please read all sections of this report to gain a full understanding of all items contained within.