

This inspection report was prepared for the Seller and is being provided for information purposes only. Bidders/buyers should conduct their own inspections to determine suitability of this home and property for their needs.

Seller has addressed the following items shown in this report:

- Seal cracks in concrete on front porch and sidewalk
- Repair dry wall in garage
- Repair dry wall in dining room
- Repair roof over pressure tank and seal chimney cricket
- Earth and siding contact and replace wooden box with steel box
- Insulate plumbing pipes
- Fix high loop in dishwasher drain
- Recaulk noted areas in bathrooms



Service: Pre-Listing Inspection














Prepared for: Rick and Nicole Dennis

WIN Inspector

Mark Bennett
License No: 81387

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📍 WIN Home Inspection Sahuarita

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Inspection Information

Order Details

Site Address: 47 Curly Horse Ranch Rd, Sonoita, AZ 85637

Service Date And Time: July 5, 2024 At 3:00 PM

Work Order Number: 14893118

Property Details

Approximate Year Built: 1991

Bedrooms: 3

Approximate Square Footage: 1815

Baths: 2.00

Occupied: Yes

Floors: 1

Main Entry Door Faces: North

Inspector Details

Name: Mark Bennett

License Number: 81387

Email: mbennett@wini.com

Client

Name: Rick And Nicole Dennis

Email: rmdennis12@gmail.com

Contact Number: (817) 343-5562

Present At Inspection: Yes

Client's Agent

Present At Inspection: No

Listing Agent

Name: Nancy Belt

Email: nancy@stockmensrealty.com

Contact Number: (520) 221-0807

Company: United Country Real Estate/Stockmen's Realty

Present At Inspection: Yes

Important Information

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

Thank you for the opportunity to provide you with inspection and/or testing services! To assist in your use of this report, here are a few important reminders:

1. What This Report Offers. This report is a snapshot of your property's condition at the time of inspection and/or testing. Think of it as a helpful overview, not a safety net. It doesn't act as a warranty, insurance policy, or a guarantee. Also, it's not a substitute for any legal disclosures you might need.

2. For Your Exclusive Use. This report is made just for you as the person named in our Inspection Agreement. It's not meant to be shared with or relied on by others. If you know someone who could benefit from the report, let us know and we would be happy to re-inspect the property for their benefit.

3. How to Use This Report. Treat this report as one of many tools in your decision-making process. It's not the only thing you should rely on when thinking about the property's future. Conditions of the property can change, and we can't predict future conditions.

4. Next Steps. In the report, we typically make recommendations for you to consult with qualified professional(s) for follow-up. If you're thinking about buying or selling the property in the near term, we strongly recommend you take the next steps outlined in the report promptly prior to inspection periods and before the close of an escrow. And if you spot something you think we missed, please let us know within ten days. We're here to help clarify or take another look if needed.

Warm Regards,
WIN Home Inspection

Service performed by a franchisee of WIN Home Inspection. Each franchise location is independently owned and operated.

Explanation Of Terms

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

Functional

Items marked Functional appear to be in serviceable condition using normal operating controls. There was no visible indication of failure at the time the services were performed.

Preventive Measures

Items marked Preventive appears to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

Repairs Recommended

Items marked Repairs Recommended are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

Action Required

Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, or other related items, or present a potential health and/or safety hazard.

Not Inspected

Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, accessibility, visibility, limitation, weather conditions or the inspection of the item is not within the scope of the services performed.

Limitation

Items marked limitation have limited access or limited ability to test or inspect fully, We recommend gaining further information on items marked as a limitation from the owner of the property or from a third party.

Informational

Items marked informational are included in the inspection as a courtesy or to add information to the customer to help them live in and maintain their home.

Summary

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

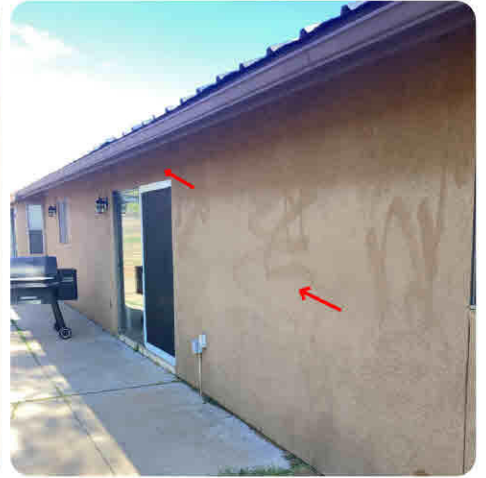
Summary

1 Exterior > Siding, Flashing, and Trim

Minor Stucco Cracks

Preventive Measure

The siding is in functional condition; however, there are some cracks in the stucco. These types of cracks are common due to movement and curing at application. Recommend contacting a stucco contractor to evaluate and repair.

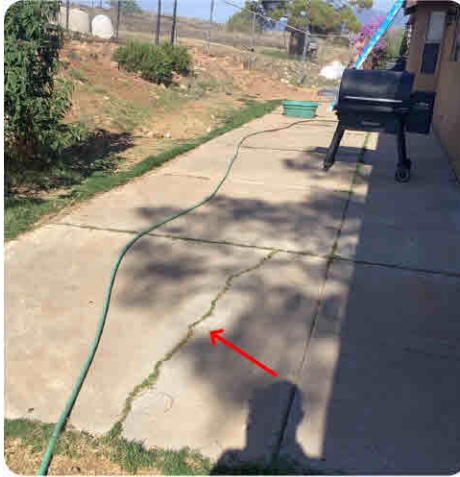


2 Decks, Balconies, Paved Surfaces > Patios, Porches, Stoops

Concrete Cracks

Preventive Measure

Cracks were observed in the concrete patio and walkway. These cracks are common and generally result from natural movement and settling. Although minor cracks are normal and usually not a structural issue, they can permit water infiltration, potentially causing additional harm over time. It is suggested to assess the cracks to identify if repairs or sealing are necessary to avoid water damage. A qualified concrete contractor can evaluate the extent of the cracks and offer advice on the suitable measures to seal and safeguard the patio.



3 Garage > Garage Floor and Surfaces

Damaged Drywall

Informational

Damaged drywall was noted in the attached garage. Further evaluation and repair is recommended to prevent progressive deterioration and ensure a proper firewall barrier between the living area and attached garage.



4 Electrical > Service Panels and Main Disconnects

Missing Labels

Informational

Location: Garage, Exterior

We recommend completely labeling the breakers at the electrical panels. Consideration should be given to contacting a qualified electrician for labeling and identification.



5 Interior > Walls, Ceilings, and Floors

Drywall Damage

Informational

Location: Dining Room

There is drywall damage in the dining room. Recommend contacting a qualified drywall contractor to repair.



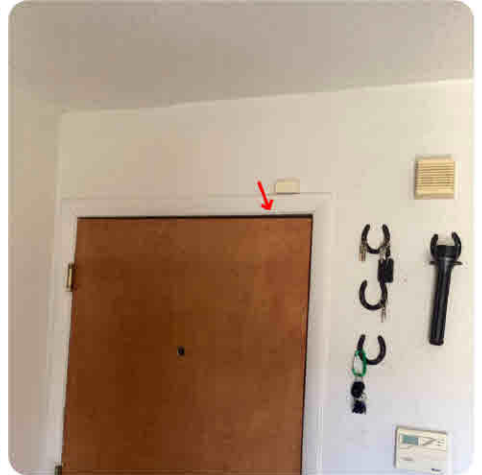
6 Interior > Doors

Door Repair

Informational

Location: Bedroom 1, Master bathroom, Bedroom 2, Garage

The master bathroom water closet door is missing. The closet sliding doors in the bedrooms are missing floor guides. The fire rated garage to house door is not sealed appropriately. Recommend contacting a qualified door contractor to evaluate and repair as necessary.

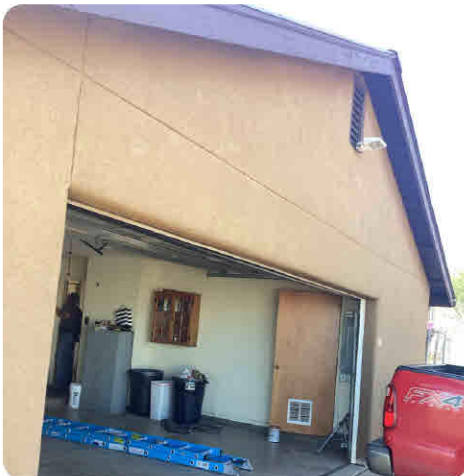


7 Exterior > Paint/Coating and Caulking

Exterior Paint Fading

Informational

The exterior paint on the house is showing signs of fading and discoloration. This is typically due to prolonged exposure to sunlight and weather elements. It is recommended to evaluate the extent of the fading and consider repainting to enhance the curb appeal and protect the exterior surface from further damage. Hiring a qualified painting contractor for the repaint is advised for a professional finish.



8 Roof > Roof Covering

Roof Covering Damage

Preventive Measure

Location: East

The roof covering as well as the fascia over the pressure tank is damaged. The chimney cricket needs to be sealed. It is recommended to evaluate and repair the damaged roof covering to prevent water infiltration and ensure the protection of the underlying structure. Hiring a qualified roofer to assess and repair the damage is advisable.



9 Exterior > Vegetation, Grading, Surface Drainage

Earth And Siding Contact

Preventive Measure

Location: East

The siding on the exterior of the property is in direct contact with the earth. This contact can lead to moisture issues, wood rot, and potential termite damage. It is recommended to create a gap between the siding and the ground to prevent any water or pest-related damage. Evaluating and repairing the siding to have proper clearance from the ground will help maintain its longevity.



10 Water Heating Equipment > Water Heater

Water Heater

Informational

There were mineral deposits present on the water heater piping. Contact a qualified plumber for further evaluation and recommendations for repair.

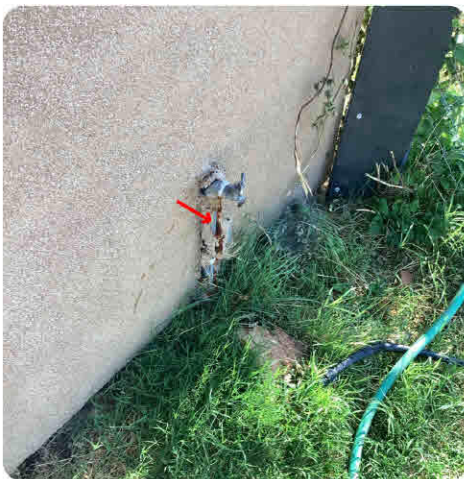


11 Plumbing > Water Supply and Piping

Insulation Needed For Water Pipes

Preventive Measure

The water pipes in the home are uninsulated. It is recommended to insulate water pipes, especially in cold climates, to prevent freezing and potential bursting during winter months. Insulating water pipes can also help in conserving energy by reducing heat loss. A qualified plumber can evaluate the pipes and install appropriate insulation to prevent any issues in the future.

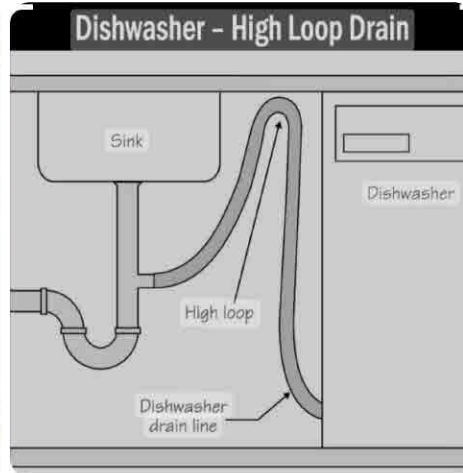


12 Plumbing > Drain, Waste, and Vent Systems

Missing High Loop

Informational

The plumbing drain and vent system is missing a high loop which prevents water from the sink from flowing back into the dishwasher. This may lead to cross-contamination between the sink and the dishwasher. It is recommended to have a qualified plumber evaluate and install a high loop in the plumbing system to ensure proper functionality and prevent any potential issues.



13 Plumbing > Tubs, Showers, and Fixtures

Water Exposed Areas

Informational

Location: Master Bedroom, Master bathroom

Routine preventive maintenance should include applying and maintaining caulking in and around tubs, sinks, and shower surrounds to prevent moisture penetration behind tub and shower wall/floor cover materials.



Pre-Listing Inspection

Pre-Listing Inspection

1.1 Exterior > Siding, Flashing, and Trim

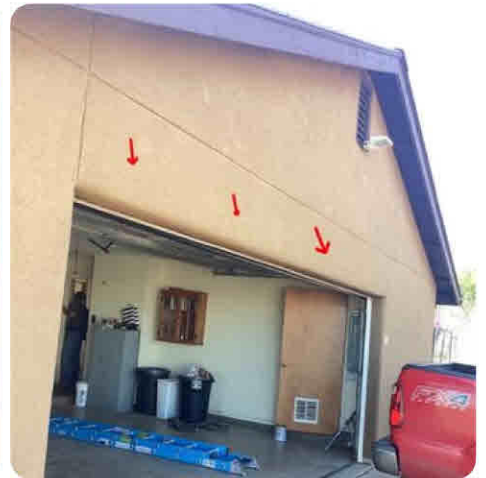
About the Siding, Flashing, and Trim

Siding Material: Stucco

Minor Stucco Cracks

Preventive Measure

The siding is in functional condition; however, there are some cracks in the stucco. These types of cracks are common due to movement and curing at application. Recommend contacting a stucco contractor to evaluate and repair.



1.2 Exterior > Paint/Coating and Caulking

Exterior Paint Fading

Informational

The exterior paint on the house is showing signs of fading and discoloration. This is typically due to prolonged exposure to sunlight and weather elements. It is recommended to evaluate the extent of the fading and consider repainting to enhance the curb appeal and protect the exterior surface from further damage. Hiring a qualified painting contractor for the repaint is advised for a professional finish.



1.3 Exterior > Exterior Windows

About the Exterior Windows

Window Type: Aluminum

Exterior Windows Inspected

Functional

The exterior windows were inspected and appeared to be in functional condition.

1.4 Exterior > Eaves, Soffits, and Fascia

Eaves, Soffits And Fascias

Action Required

The eaves, soffits, and trim were evaluated during the inspection and found to be in functional condition. We recommend regular maintenance to ensure they remain in optimal condition and help protect the exterior of the home.

1.5 Exterior > Vegetation, Grading, Surface Drainage

Earth And Siding Contact

Preventive Measure

Location: East

The siding on the exterior of the property is in direct contact with the earth. This contact can lead to moisture issues, wood rot, and potential termite damage. It is recommended to create a gap between the siding and the ground to prevent any water or pest-related damage. Evaluating and repairing the siding to have proper clearance from the ground will help maintain its longevity.



1.6 Exterior > Exhaust Hoods, Vents, and Other Penetrations

Exterior Vents & Penetrations Inspected

Functional

The exterior exhaust vents and penetrations were inspected. Recommend routine checks to ensure proper functionality, prevent blockages, damage, and optimize ventilation.

1.7 Exterior > Exterior Doors

Exterior Entry Doors

Functional

The Exterior doors were inspected and appear functional at this time. It is recommended to routinely evaluate the condition of the exterior doors on your property to ensure they are functioning properly and providing adequate security. Regular maintenance such as lubricating hinges, checking weather stripping, and repairing any cracks or gaps can help prolong the lifespan of the doors. If any issues are identified, consider consulting a qualified carpenter or handyman for repairs to ensure continued functionality and security.

1.8 Exterior > Fencing and Gates

Generally Serviceable

Functional

The fencing appeared to be serviceable at the time of inspection.

2.1 Decks, Balconies, Paved Surfaces > Patios, Porches, Stoops

Concrete Cracks

Preventive Measure

Cracks were observed in the concrete patio and walkway. These cracks are common and generally result from natural movement and settling. Although minor cracks are normal and usually not a structural issue, they can permit water infiltration, potentially causing additional harm over time. It is suggested to assess the cracks to identify if repairs or sealing are necessary to avoid water damage. A qualified concrete contractor can evaluate the extent of the cracks and offer advice on the suitable measures to seal and safeguard the patio.



3.1 Roof > Roof Covering

About the Roof Covering

Pitch: Pitched

Pitched: A pitched roof is characterized by sloped surfaces that meet at an angle, designed to facilitate water runoff and add architectural appeal.

Roof Covering Material: Composition Shingle, Metal

Composition Shingle: Asphalt shingles are categorized by their warranty duration, such as 20, 25, 30, 40, and 50 years.

Metal: Metal roofs are known for their durability, with a life expectancy of about 40-60 years. Regular inspections and repairs, especially of the seams, are essential for maintaining their condition and extending their lifespan.

Apparent Number of Layers: 1 Layer

Roof Covering Damage

Preventive Measure

Location: East

The roof covering as well as the fascia over the pressure tank is damaged. The chimney cricket needs to be sealed. It is recommended to evaluate and repair the damaged roof covering to prevent water infiltration and ensure the protection of the underlying structure. Hiring a qualified roofer to assess and repair the damage is advisable.



3.2 Roof > Exterior Chimney

Masonry Chimneys Evaluated

Functional

The chimney's exterior was visually inspected, identifying any signs of wear, damage, or deteriorating mortar joints as well as the masonry and cap. The exterior chimney was found to be well-maintained and free of any significant defects at the time of the inspection.

3.3 Roof > Flashing and Valleys

Visible Flashing

Functional

The roof flashings were inspected and appeared to be in satisfactory condition at the time of the inspection.

3.4 Roof > Roof Vents and Penetrations

Roof Penetrations Evaluated

Functional

All accessible roof penetrations, such as vents and pipes, were evaluated to ensure they were properly sealed and free of defects. The visible penetrations inspected were secure and maintained effectively, with no signs of water damage or deterioration observed at the time of the inspection.

3.5 Roof > Gutters, Downspouts and Drainage

Gutters And Drainage Evaluated

Functional

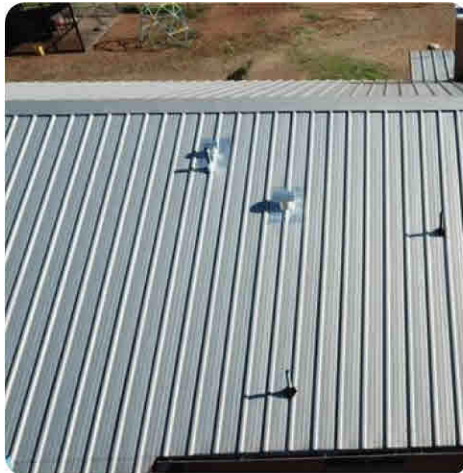
The gutters and downspouts were evaluated and appeared to be in functional condition at the time of the inspection. The inspector recommends inspecting, cleaning, & repairing the gutter system on an annual basis. Gutter pitch and flow is very important to keep moisture out from the home.

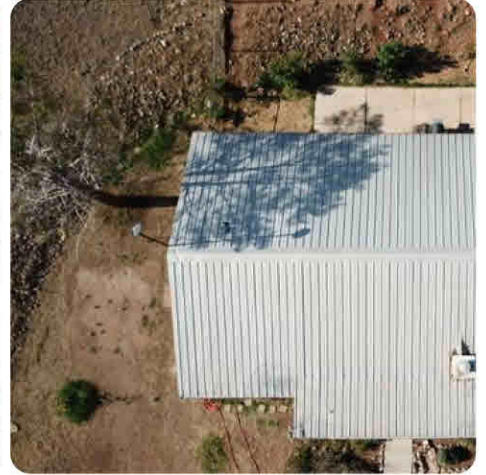
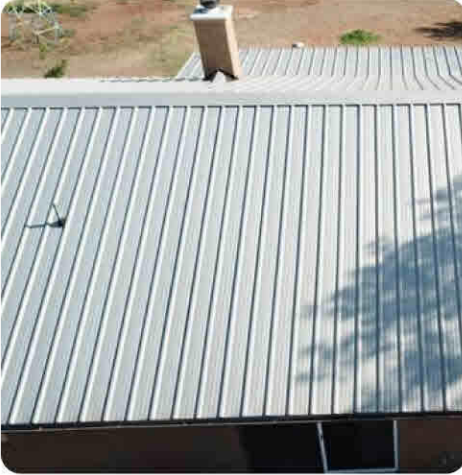
3.6 Roof > Evaluation Method

Aerial Drone

Functional

The roof was inspected via overhead drone.





4.1 Garage > Garage Vehicle Door

About the Garage Vehicle Door

Size/Type: 2 Car

Garage Door(S)

Functional

The garage door was evaluated and appeared to be in functional condition.

4.2 Garage > Garage Door Opener and Safety

Garage Door Opener Evaluated

Functional

The automatic door opener was identified to be functional at the time of the inspection. The safety feature of the garage door(s) when it/they encounter(s) an obstacle in the closing position appeared to be functioning. As an added safety feature, this garage door opener(s) has/have an electric eye that reverses the garage door opener(s) when an obstacle passes under the door(s). This feature was functional as well. Periodic adjustment is often needed as the unit ages.

4.3 Garage > Fire Separation

Firewall Protection

Informational

All openings of more than 1/8" are recommended to be sealed to maintain a proper firewall barrier.



4.4 Garage > Garage Floor and Surfaces

Damaged Drywall

Informational

Damaged drywall was noted in the attached garage. Further evaluation and repair is recommended to prevent progressive deterioration and ensure a proper firewall barrier between the living area and attached garage.



5.1 Electrical > Service Entrance and Grounding

Service Entrance And Grounding Evaluated

Functional

The service entrance components and grounding system were in serviceable condition at the time of the inspection.

5.2 Electrical > Service Panels and Main Disconnects

About the Service Panels and Main Disconnects

Main Panel Location: Exterior

Panel Capacity: 200 amps

Missing Labels

Informational

Location: Garage, Exterior

We recommend completely labeling the breakers at the electrical panels. Consideration should be given to contacting a qualified electrician for labeling and identification.



5.3 Electrical > Interior Components of Service Panels

About the Interior Components of Service Panels

Panel Cover Removed: Yes

Interior Components Evaluated

Functional

The interior components of the service panels were evaluated during the inspection, and they were found to be in working condition. It is always recommended to conduct regular maintenance and/or evaluation on the electrical panels to ensure continued performance.

5.4 Electrical > Interior Components of Subpanels

About the Interior Components of Subpanels

Subpanel Location: Laundry Room, Garage

Wire Over Current Compatibility Evaluated

Functional

The visible wires appeared to be properly sized to the visible breaker amperage ratings.

5.5 Electrical > Breakers/Fuses

Over Current Protection Devices Evaluated

Functional

The overcurrent protection devices in the electrical system were evaluated and found to be without visible flaws. It is essential to ensure these devices are kept in good working condition to protect the electrical system from overloads and short circuits. Note: The inspector does not operate or physically test any of the breakers during this visual examination.

5.6 Electrical > Wiring

About the Wiring

Wire Type: Non-metallic Sheathed (Romex)

Visible Wiring Evaluated

Functional

During the inspection, the visible wiring at the property was evaluated and found to be in functional condition. Properly maintained wiring is crucial for the safety and functionality of the home. It is always recommended to conduct regular inspections to ensure everything continues to meet safety standards.

5.7 Electrical > GFCIs

GFCI Installed

Functional

The GFCI protected outlets were tested and were functional at the time of the inspection. Current electrical requirements stipulate that Ground Fault Circuit Interrupters (GFCI) be located in areas where there is a higher potential danger of electrical shock.

5.8 Electrical > Fixtures, Switches, and Receptacles

Fixtures, Switches And Receptacles Tested

Functional

The accessible electrical fixtures, switches and three-prong 120-volt electrical outlets throughout the structure were tested and appeared to be in functional condition at the time of the inspection. This is not a warranty and an undiscovered condition may exist.

6.1 HVAC > Heating Equipment

About the Heating Equipment

Location of Heating System: Laundry Room

Heating Method: Forced Air

Heating System Energy Source: Gas

Approx. Manufacturer Date: Over 20 Years Old

Service Notes: Recently Serviced

Heating System Average Life Expectancy

Functional

The average life expectancy of a heating system is approximately 15-25 years depending on the type and maintenance of the system. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model, should be considered. The inspector is not required to remove flame guards or view/identify the condition of the heat exchanger. This inspection checks on the general function of the heating system and in no way guarantees any mechanical components for useful life, serviceability, or efficiency. It is also recommended that you call and have your local utility company or service provider come in annually, or as needed, and perform a safety check for you on all appliances.

6.2 HVAC > Cooling Equipment

About the Cooling Equipment

Location of Cooling System: Exterior and Laundry Room

Cooling Method: Central Air Conditioner

Approximate Manufacture Date : 1-5 Years

Service Notes Cooling System: Recently Serviced

Aproximate Tonnage : 5 Ton

Cooling Equipment Evaluated

Functional

 Location: Exterior

The air conditioning system was evaluated and found to be functioning efficiently, providing cool air throughout the home. No issues were detected during the inspection, and the system is recommended for regular maintenance to ensure continued optimal performance.

6.3 HVAC > Thermostats and Controls

Generally Serviceable

Functional

The thermostats and controls appeared to be serviceable at the time of inspection.

6.4 HVAC > Distribution/Return Ducts and Systems

About the Distribution/Return Ducts and Systems

Visible Ducts And Returns Inspected

Functional

The visible portions of the HVAC ducts/returns appeared to be in functional condition at the time of the inspection.

6.5 HVAC > Exhaust Vents and Flues

Vents And Flues Evaluated

Functional

The vents and flues in the home were evaluated during the inspection and were found to be in working condition. Proper functioning vents and flues are crucial for the efficient operation of the heating system, ensuring the safety and well-being of the occupants. It is always recommended to schedule regular maintenance to keep them in optimal condition.

7.1 Plumbing > Water Supply and Piping

About the Water Supply and Piping

Structure Pipe Material: Copper

Incoming Water Line Pipe Material: Copper

Water Source: Individual Well

Static Water Pressure: 40 psi

Insulation Needed For Water Pipes

Preventive Measure

The water pipes in the home are uninsulated. It is recommended to insulate water pipes, especially in cold climates, to prevent freezing and potential bursting during winter months. Insulating water pipes can also help in conserving energy by reducing heat loss. A qualified plumber can evaluate the pipes and install appropriate insulation to prevent any issues in the future.



7.2 Plumbing > Main Water Shutoff

About the Main Water Shutoff

Water Meter Location: None

Water Shutoff Location: Exterior

Generally Serviceable

Functional

The main water shutoff appeared to be serviceable at the time of inspection.

7.3 Plumbing > Drain, Waste, and Vent Systems

About the Drain, Waste, and Vent Systems

Waste Pipe Material: ABS

Main Sewer Clean-out Location: Front Yard

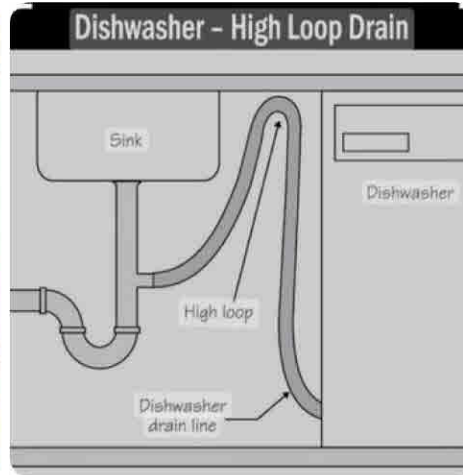
Sewer Type: Septic

Septic: We recommend you verify the type of sewer system is septic. The inspector only utilizes information or knowledge of the area to determine the type of sewer system.

Missing High Loop

Informational

The plumbing drain and vent system is missing a high loop which prevents water from the sink from flowing back into the dishwasher. This may lead to cross-contamination between the sink and the dishwasher. It is recommended to have a qualified plumber evaluate and install a high loop in the plumbing system to ensure proper functionality and prevent any potential issues.



7.4 Plumbing > Gas Fuel Supply/Meter

About the Gas Fuel Supply/Meter

Gas Service: Propane

Propane: Gas line inspections are typically conducted only if problems are suspected. Corrosion on visible lines should prompt an inspection by the utility provider.

Fuel Shut off location: At tank and appliances

Visible Gas Supply Lines Inspected

Informational

The gas plumbing system was evaluated during the home inspection and was found to be in functional working condition. No issues were identified with the gas plumbing system, assuring its functionality and safety for the occupants. Regular maintenance and inspection are recommended to ensure continued optimal performance.

7.5 Plumbing > Toilets

Toilet(S) Tested And Inspected

Functional

The toilets at the property were tested and evaluated during the home inspection. They were found to be in functional working condition with no issues identified. We recommend regular maintenance such as checking for leaks, mounting issues, and ensuring proper flushing mechanisms to keep them functioning smoothly.

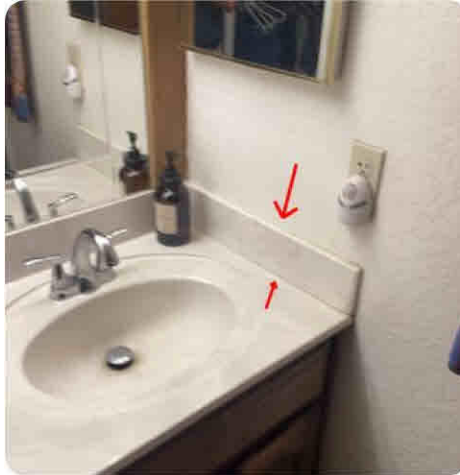
7.6 Plumbing > Tubs, Showers, and Fixtures

Water Exposed Areas

Informational

Location: Master Bedroom, Master bathroom

Routine preventive maintenance should include applying and maintaining caulking in and around tubs, sinks, and shower surrounds to prevent moisture penetration behind tub and shower wall/floor cover materials.



8.1 Water Heating Equipment > Water Heater

About the Water Heater

Water Heater Location: Garage

Water Heater Type: Gas

Water Heater Capacity : Approximately 40 Gallons

Approximate Manufacture Date: 1990

Seismic Strapping: No

Water Heater

Informational

There were mineral deposits present on the water heater piping. Contact a qualified plumber for further evaluation and recommendations for repair.



8.2 Water Heating Equipment > TPR Valve/Discharge Pipe

Water Heater General Statement

Informational

It's important to note that the typical service life of a water heater ranges from 8-12 years from the installation date. While a home inspection assesses the system's general function, it's advisable to have a qualified water heater service company inspect the unit

and its anode rod every 3-4 years. Additionally, periodic draining of the water heater is recommended to clear any sediment buildup in the tank.



8.3 Water Heating Equipment > Exhaust Flue Piping

Exhaust Flue Piping Evaluated

Functional

The exhaust flue piping of the water heater was visually examined to ensure it was properly installed. The piping appeared secure, free from obstruction, and correctly venting exhaust gases outside.

9.1 Interior > Walls, Ceilings, and Floors

Drywall Damage

Informational

Location: Dining Room

There is drywall damage in the dining room. Recomend contacting a qualified drywall contract to repair.



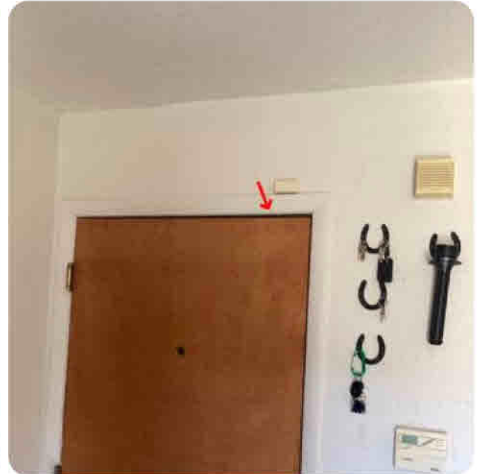
9.2 Interior > Doors

Door Repair

Informational

Location: Bedroom 1, Master bathroom, Bedroom 2, Garage

The master bathroom water closet door is missing. The closet sliding doors in the bedrooms are missing floor guides. The fire rated garage to house door is not sealed appropriately. Recommend contacting a qualified door contractor to evaluate and repair as necessary.



9.3 Interior > Smoke Alarms

Smoke Alarms Evaluated

Functional

The visible smoke alarms in the home were evaluated during the inspection. To ensure safety, smoke alarms should be tested regularly, and it is advisable to maintain consistent checks and replace batteries periodically.

9.4 Interior > Countertops and Installed Cabinets

Countertops And Cabinets Tested

Functional

The countertops and cabinets were inspected to assess their stability, surface condition, and functionality. The cabinets and countertops appeared to be in functional condition.

9.5 Interior > Windows

Window Seals

Functional

The visual inspection of the windows may not disclose seals that have lost their seal in between the panes of glass, or other deficiencies with the windows or UV coatings or films. The deficiency is sometimes only visible under certain climatic conditions. It is not always possible to see all windows or seals during a home inspection due to furnishings, obstructions, film, or debris on the glass. If concerned, we suggest all windows be cleaned and/or re-inspected.

10.1 Appliances > Stove, Cooktop

Cooktop Tested

Functional

An on-off test was performed to determine if the cooktop was functioning. Periodic cleaning and maintenance is recommended for continued use.

10.2 Appliances > Oven

Oven General Statement

Informational

Timers, clocks, convection fans, and self-cleaning systems are not tested and are outside the scope of this inspection.

10.3 Appliances > Dishwasher

Dishwasher Tested

Functional

The dishwasher appears to be working at time of inspection. Dishwasher was run on a full cycle to evaluate function and check for leakage.

10.4 Appliances > Refrigerator

Refrigerator General Statement

Functional

Inspecting refrigerators is not within the scope of a home inspection, and is typically not covered by most standard home warranty policies. If the unit is a built-in unit, we recommend verifying the age and current condition of the unit.

10.5 Appliances > Microwave

Microwave Tested

Functional

This is an on/off test conducted on the microwave oven. Typically, the inspector will warm up water, a wet paper towel, a microwave block, or a sponge to test the unit.

10.6 Appliances > Garbage Disposal

Garbage Disposal Tested

Functional

The garbage disposal was turned on and off as tested; however, the inspector did not test the unit to determine if it could grind food. The typical life expectancy of a disposal is 7-15 years.

10.7 Appliances > Dryer, and Vent System

About the Dryer, and Vent System

Dryer Energy Source: 240 V Electric

240 V Electric: Proper wiring or power to the 240v outlet cannot always be detected without the removal of the cover plate. The inspector will try using a voltage detector if the outlet is easily accessible.

Dryer & Connections

Functional

An on/off test was performed on the clothes dryer if present. Inspection of the dryer outlet and visible portions of the dryer vent were conducted. It is noted that the vast majority of the dryer vent system is not visible. Recommend periodic cleaning of the dryer vent system to prevent lint fires.

11.1 Fireplace > Fuel-burning Equipment

Wood Burning Fireplace Present

Functional

There is a wood burning fireplace in the structure. Recommend you verify or further investigate the current condition and any potential issues or disclosure items. Wood burning fireplaces require periodic cleaning and maintenance. Contact a qualified chimney inspection company for a detailed inspection prior to use.

11.2 Fireplace > Firebox and Hearth

Firebox Evaluated

Functional

The firebox was evaluated for cracks, damage, and signs of deterioration. The system appeared to be serviceable at the time of the inspection.

11.3 Fireplace > Flues and Dampers

Visual Inspection

Informational

Only the firebox, damper, and visible portions of the chimney system are checked for obvious defects. This inspection in no way qualifies as a certification or determines the chimney system as being safe and/or functional. We recommend the system be thoroughly inspected by a chimney inspector qualified to do Level 2 and/or Level 3 inspections before use.

12.1 Structural Components > Beams, Columns, and Posts

Beams, Columns, And Posts Evaluated

Functional

The beams, columns, and posts that were accessible were evaluated. Some of the structural components are often not fully visible in a typical home inspection. Where accessible, all inspected structural elements appeared to be serviceable.

12.2 Structural Components > Joists and Framing

Joists And Framing Evaluated

Functional

The joists and framing members are often hidden within the construction and not fully visible during a home inspection; however, the accessible portions of the joists and framing inspected were found to be in satisfactory condition, with no major issues noted.

12.3 Structural Components > Roof Structure and Attic Components

About the Roof Structure and Attic Components

Roof Structure Type: Trusses

Roof Structure And Attic Components Evaluated

Functional

The accessible roof structure, including trusses, rafters, and sheathing within the attic were in satisfactory condition.

13.1 Insulation and Ventilation > Insulation, and Ventilation in Attic

About the Insulation, and Ventilation in Attic

Attic Access Location: Garage

Attic Evaluation Method: Entrance

Entrance: The attic areas were entered and the accessible areas were inspected.

Insulation Type: Battens

Attic Insulation Approximate Depth: 1-5 Inches

Attic Insulation And Ventilation Evaluated

Functional

The insulation depth and material in the attic were inspected. Also, it appears to be satisfactory passive ventilation in the attic area.

13.2 Insulation and Ventilation > Mechanical Exhaust Systems

Exhaust Systems Evaluated

Functional

The exhaust systems in the home were evaluated and appeared to be serviceable at the time of the inspection.