PROTECT PROPERTY INSPECTIONS
(480) 808-2828
info@ppi-az.com
https://ppi-az.com/

HOME INSPECTION REPORT

44743 Alamendras St
Maricopa, AZ 85139

Larry Mesler
MAY 10, 2021

Inspector
Joe Grijalva
AZBTR License #69009
(480) 808-2828
info@ppi-az.com

TABLE OF CONTENTS

This Inspection Report is based on a *visual, non-intrusive* inspection. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen- such as within the wall structure, etc. An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

The condition of each item will be reported on based on the Arizona standards. When "serviceable" is selected, this means that the item, system, or component was generally functional, allowing for normal wear and tear. When "serviceable with Exceptions" is selected, this means the item, system, or component was overall functional, but there is also a defective aspect that will be reported on in "recommendations"

Observations and Recommendations are organized into three categories by level of severity:

1) Minor/Maintenance Issues - Primarily comprised of small cosmetic items and simple Handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A Summary Report can be created should you choose to view a report without these minor items or informational data.

2) Moderate Recommendations - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace, but the cost is somewhat reasonable.

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace. **In addition to the findings reflected in this inspection report regarding the specific item or system, further evaluation / inspection with repairs as needed by a qualified contractor who specializes in this system or component is recommended.**

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more

detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

Please note that sample photo(s) in this report are offered as a representation of common, recurring defects and/or concerns observed at the time of the inspection. If remediation is requested, the contractor and/or specialty tradesman conducting the work should identify and further evaluate any system-related defects in addition to the sample photos and / or examples offered in this report. The sample photos may not represent all defects or concerns contained within the report, therefore reviewing the report in its entirety is strongly encouraged.

Remember, a home inspection report is based on the condition of the home as the inspector viewed it during the time of the inspection. There may be a significant amount of time that passes between the time of inspection, and the time the buyers move in. Because of this, we always recommend a long and thorough final walk through of the property prior to closing. An inspector can be present at this walk through for a re-inspection fee.

SUMMARY

ITEMS INSPECTED

MINOR/MONITOR/MAINTENANCE ITEM

MODERATE ITEM

SIGNIFICANT AND/OR SAFETY CONCERN

This **Summary Report** is meant to organize any Moderate Recommendations and Significant and/or Safety Concerns into a shorter, straight to-the-point format. It does not, however, include Minor/Maintenance issues or Informational data that can be found in the Full Report.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

2.1.1 Roofing System - Concrete Tile: Multiple Tile Defects

2.1.2 Roofing System - Concrete Tile: Tiles- Cracked/broken

2.1.3 Roofing System - Concrete Tile: Tiles- Displaced

2.1.4 Roofing System - Concrete Tile: Mortar Cap- Cracked

2.1.5 Roofing System - Concrete Tile: Tiles- Right corner damage

2.2.1 Roofing System - Underlayment: Felt Exposed to Weather

2.3.1 Roofing System - Flashings: Debris observed in flashing

3.3.1 Exterior - Wall Cladding: General- Openings

3.3.2 Exterior - Wall Cladding: General- Cracking, voids and imperfections

3.8.1 Exterior - Patios, Decks, Porches, Balconies, Covers, Areaways, Railings & Stairs*: Patio/Porch - Ceiling cracked, separations, voids, imperfections

3.8.2 Exterior - Patios, Decks, Porches, Balconies, Covers, Areaways, Railings & Stairs*: Deck - Unstable Support

3.8.3 Exterior - Patios, Decks, Porches, Balconies, Covers, Areaways, Railings & Stairs*: Deck - Water Sealant

3.9.1 Exterior - Trim, Eaves, Soffits, flashing & Fascia*: General- Minor wear and tear

3.10.1 Exterior - Fencing, Gates, and Retaining walls: Gate- Difficult to Operate
3.10.2 Exterior - Fencing, Gates, and Retaining walls: Block Wall- Loose Pilaster
3.10.3 Exterior - Fencing, Gates, and Retaining walls: Block Wall- Cracking or Movement Stable
3.10.4 Exterior - Fencing, Gates, and Retaining walls: Rain caps loose
4.1.1 Garage - Ceilings: General- Common Cracks, imperfections and nail pops
5.1.1 Interiors - Ceilings: General- Common Imperfections
5.1.2 Interiors - Ceilings: Moisture Staining- Possible Roof Leak
5.2.1 Interiors - Walls: General- Imperfections
5.5.1 Interiors - Interior Doors: Door- No Door stops/damaged
5.5.2 Interiors - Interior Doors: Hardware- Inoperable
5.5.3 Interiors - Interior Doors: Trim- Around door separation, voids and/or damage
5.8.1 Interiors - Showers, Tubs and Sinks: Wall Separation near shower/tub
6.1.1 Structural Components - Foundation: Minor cracks, voids and deterioration
6.5.1 Structural Components - Ceiling Structure: Evidence of Water Intrusion
7.3.1 Plumbing System - Waste and Vent Piping Systems: Drain/Waste/Vent- Poor Shower/Bath Drainage
7.4.1 Plumbing System - Water Distribution Systems, Fixtures and Faucets: Sink- Drain stop
7.4.2 Plumbing System - Water Distribution Systems, Fixtures and Faucets: Shower-Head leak
7.5.1 Plumbing System - Hot Water Equipment and Operating Controls-Unit 1: General- Nearing End of Life
7.7.1 Plumbing System - Cross Connections*: External Faucets - Anti-Siphon Device not present or Damaged
8.2.1 Electrical System - Main Panel: Labeling-Not legible
8.5.1 Electrical System - Lighting Fixtures and Switches: Lighting- Inoperable
8.5.2 Electrical System - Lighting Fixtures and Switches: Lighting- Missing bulbs
8.5.3 Electrical System - Lighting Fixtures and Switches: Loose fixture
8.6.1 Electrical System - Receptacles, Polarity, Ground: Receptacle- Damaged
8.8.1 Electrical System - Smoke Alarm(s): Outdated
8.9.1 Electrical System - Carbon Monoxide Alarm(s): Outdated
8.10.1 Electrical System - Doorbell: Inoperable Doorbell
9.2.1 Heating and Cooling Systems - Equipment 1: Needs Servicing/Cleaning
9.2.2 Heating and Cooling Systems - Equipment 1: Insulation Missing or Damaged
9.2.3 Heating and Cooling Systems - Equipment 1: Signs of previous moisture near air handler
9.2.4 Heating and Cooling Systems - Equipment 1: Showing age
9.3.1 Heating and Cooling Systems - Condensation System: Add splash block
9.3.2 Heating and Cooling Systems - Condensation System: Rust in pan
12.1.1 Laundry Room - Dryer: Dryer Vent- Clean

1: INSPECTION DETAILS

Information

In Attendance
Inspector only

Type of Building
Single Family

Temperature (degrees Fahrenheit)
80-90, >65

Weather Conditions
Clear

Utilities
All Utilities On

General Introduction

The following comments and pages make up your inspection report. The Standards contain certain and very important limitations, expectations and exclusions to the inspection.

Your inspector may bring to your attention and discuss certain Recommended Upgrades of original and functioning installations and assemblies of Systems and Components that you may wish to consider implementing as part of upgrading the property. These Recommended Upgrades may exceed some of the building and construction standards that applied at the time of the original construction of the property. The differences between any such original building and construction standards and current standards do not constitute "deficiencies" in the subject property. Recommended Upgrades should be performed only by Qualified parties in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.

We recommend that client check with the Building and Planning Department to see if there are any "open" or previous permits on a property they are considering purchasing. An "open" permit could prevent another permit from being issued for the property and there could be some outstanding issues that need to be addressed

Any orals statements made by the inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the Home Inspection Agreement and/or Standards of Practice.

Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

Orientation

For the purpose of this report, all directional references (Left, Right, Front, Rear) are based on when facing the front of the structure as depicted in the cover image above. Abbreviations for North, South, East and West will also be used. (N,S,E,W)

Occupied

Furnished, Occupied

Please Keep in mind that when the property is occupied or furnished, this can sometimes extremely limit the inspectors views of areas like floors, walls, garages, countertops, and in cabinets (especially below sinks). Evidence of damage or deterioration may not be visible at the time of inspection. Recommend a careful walk through prior to close.

2: ROOFING SYSTEM

		IN	NI	NP	R
2.1	Concrete Tile	X			X
2.2	Underlayment	X			X
2.3	Flashings	X			X
2.4	Drainage Systems*			X	
2.5	Roof Penetrations	X			
2.6	Signs of Leaking or Abnormal Condensation*	X			

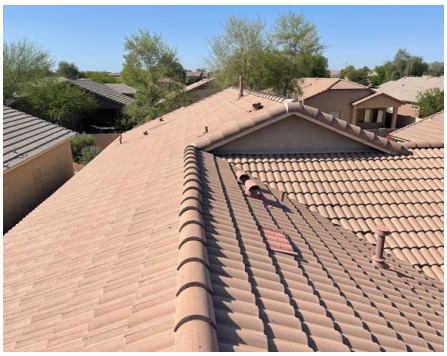
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Method of inspection:
Walked the roof

The roof style was:
Gable

Primary Roof Covering Type
Concrete Roof Tile



Secondary Roof Covering Type
N/A

Underlayment Type
Mostly hidden from view, Black Felt

Drainage system Type
No roof drainage system installed

Chimney Type
Not Applicable

Skylight Type
Not present

Concrete Tile: Condition
severe

Underlayment: Condition
severe

Flashings: Condition
Serviceable with Exceptions

Roof Penetrations: Condition
Serviceable

Flashing Type
Metal

Flashing is used to prevent water penetration at the junction of the roof with another surface, such as a wall or chimney.

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Concrete Tile: Education

The roof was comprised of concrete tile where visible. Concrete tile roofs are very common in our area. It is typical to find a few cracked, chipped or broken roof tiles. This usually does not negatively affect the ability of the roof to shed water properly unless the cracking is significant. The underlayment under the tiles is what forms the moisture resistive barrier. This underlayment is not meant to be exposed to the sun and weather. Lifting tiles and inspecting under them is beyond the scope of a General Home Inspection. We will inspect the underlayment if visible without destructive testing. Underlayment on a tile roof, with regular maintenance, should last around 20-25 years or more depending on factors such as material type, quality, installation techniques, attic air temperatures, attic ventilation, roof facing direction, etc. with tiles lasting much longer. We recommend regular annual roof maintenance in order to prevent future issues.

Limitations

General

LEAK DISCLAIMER

When signs of possible moisture intrusion are observed in regards to the roof of the home, be aware that with dry weather and conditions, that unless the inspector actually visualized dripping water, it is impossible to determine if this is an active leak, or one that has been repaired already. The inspector does their best to determine if the signs of moisture appear to be active or not. Please also understand that every attic space (when present) has different limitations that would limit the inspectors view of any further signs of moisture intrusion including, but not limited to framing, insulation, HVAC components, and construction type. We always recommend that a roof contractor be hired for further evaluation when any apparent moisture staining is observed.

General

UNDERLAYMENT NORMALLY NOT VISIBLE

Unless otherwise noted in this report, the underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence. Lifting of tiles or destructive inspecting is beyond the scope of a home inspection in Arizona. When underlayment is exposed, it's condition will be commented on.

Concrete Tile

TILE INSTALLATION DISCLAIMER

Many different types, brands and models of concrete tiles have been installed over the years, each with specific manufacturer's installation requirements that may or may not apply to similar-looking tiles. In addition, most tiles have underlayment requirements that cannot be visually confirmed once the tiles have been installed. For this reason, the Inspector disclaims responsibility for accurate confirmation of proper roof tile installation. The Inspector's comments will be based on- and limited to- installation requirements common to many tile types, brands and models. Accurate confirmation of compliance with manufacturer's installation recommendations, or identification of any violations of applicable building codes, exceeds the scope of the General Home Inspection, and will require the services of a qualified roofing contractor. Inspection of tile fasteners includes inspection of representative areas across the roof only. The fasteners of each tile are not inspected.

Drainage Systems*

NO ROOF DRAINAGE SYSTEM

The home had no roof drainage system installed to channel roof drainage away from the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessively high moisture levels in soil near the foundation can reduce the ability of the soil to support the weight of the home structure. The Inspector recommends installation of a roof drainage system to discharge roof drainage away from soil near the foundation. This is not required, but recommended.

Recommendations

2.1.1 Concrete Tile

Moderate Item

MULTIPLE TILE DEFECTS

Chips, Cracks, Damaged

The following issues were observed on the tile roof including, but not limited to:

Recommendation

Contact a qualified roofing professional.

2.1.2 Concrete Tile

Significant and/or Safety Concern

TILES- CRACKED/BROKEN

The roof had cracked and/or broken concrete roof tiles that should be replaced to help prevent damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for repairs.

Recommendation

Contact a qualified roofing professional.

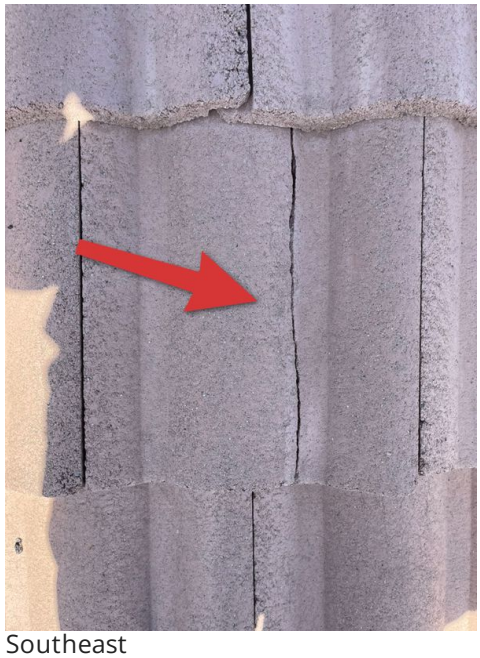
Northwest

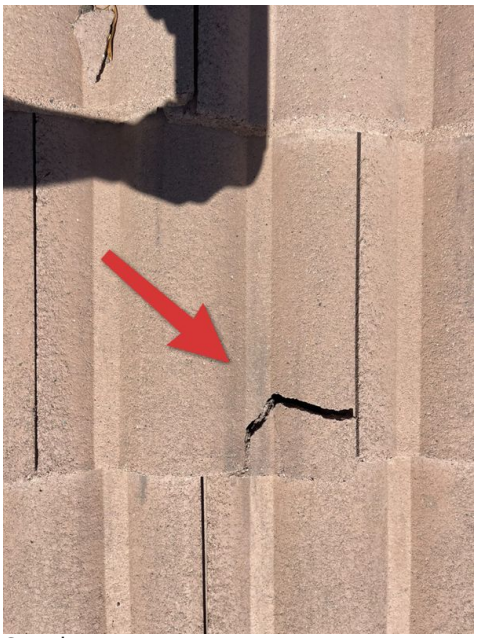
Northwest

West


West


Southeast


Southeast


Southeast


East


Northeast


Northeast

2.1.3 Concrete Tile

Moderate Item

TILES- DISPLACED

Roof tiles that had been inadequately fastened have been displaced. The tiles should be replaced by a qualified roofing contractor in a manner that will hold them securely in place.

Recommendation

Contact a qualified roofing professional.

North-Sidewall

2.1.4 Concrete Tile

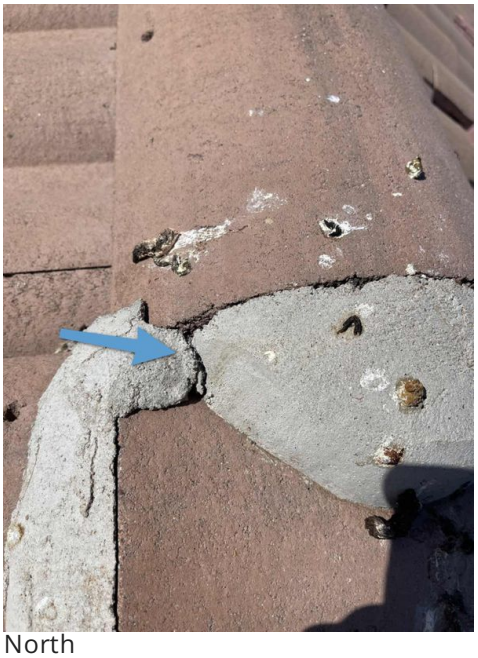
Minor/Monitor/Maintenance Item

MORTAR CAP- CRACKED

Minor cracking was observed at one or more mortar joints on the roof. Recommend sealing to prevent further deterioration.

Recommendation

Contact a qualified roofing professional.



North

Northwest

2.1.5 Concrete Tile

Minor/Monitor/Maintenance Item

TILES- RIGHT CORNER DAMAGE

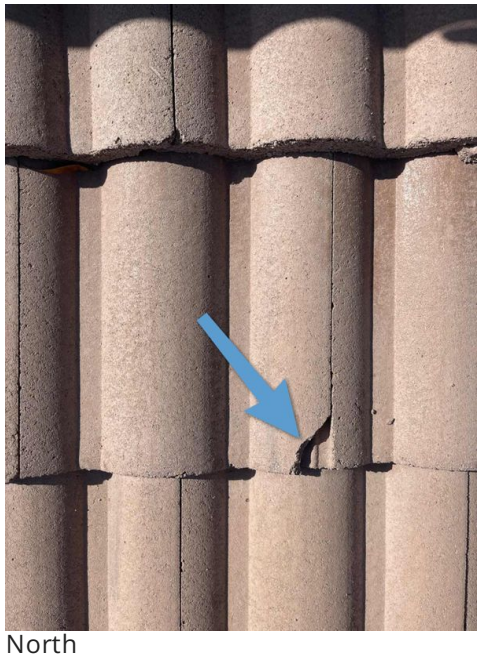
The interlocking concrete tile roof had a number of broken lower right corners. Tiles are thinnest at their edges where they interlock and lower corners are the weakest part of these thin areas. Tiles with broken sections that do not exceed the overlap (typically 3 inches) can be repaired. Tiles with broken sections that exceed the overlap should be replaced. All work should be performed by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.

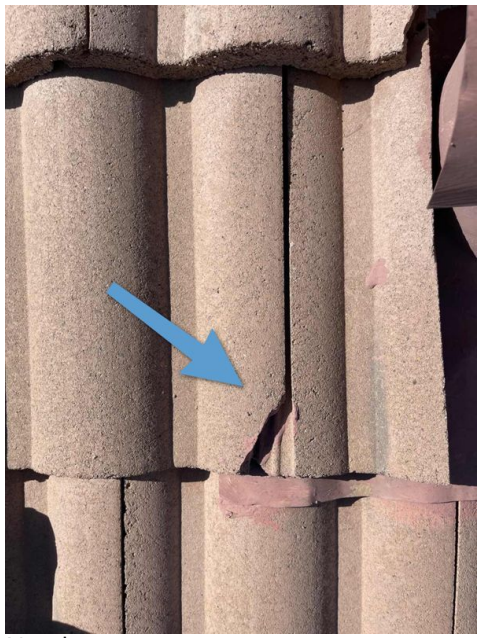

North


North


North


North

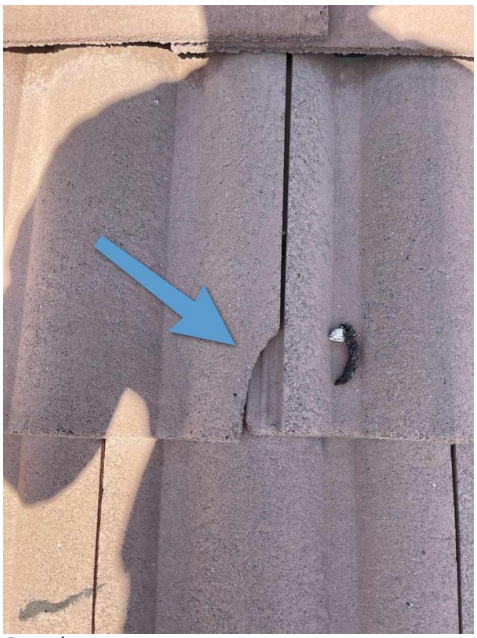

North

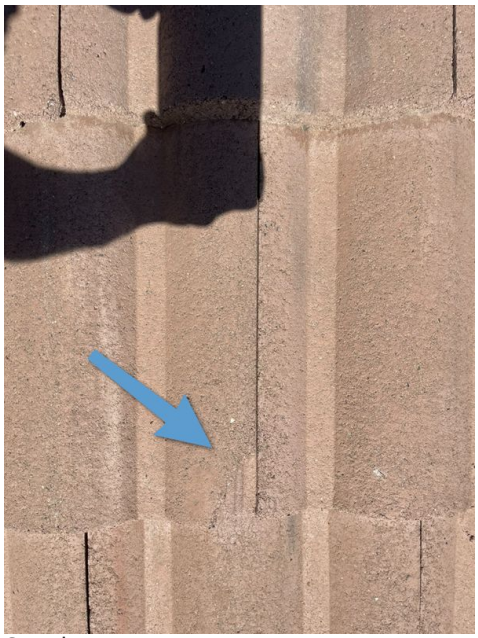

Northwest


West


West

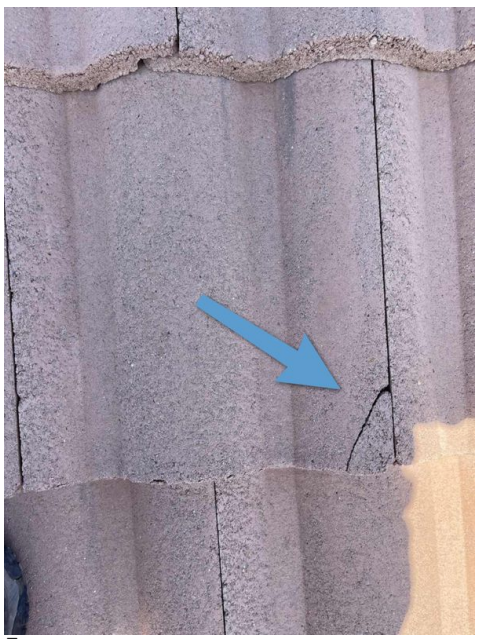

West


Southeast

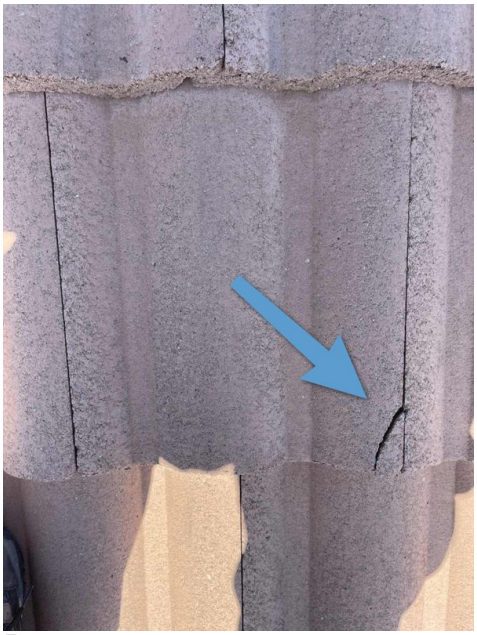

Southeast

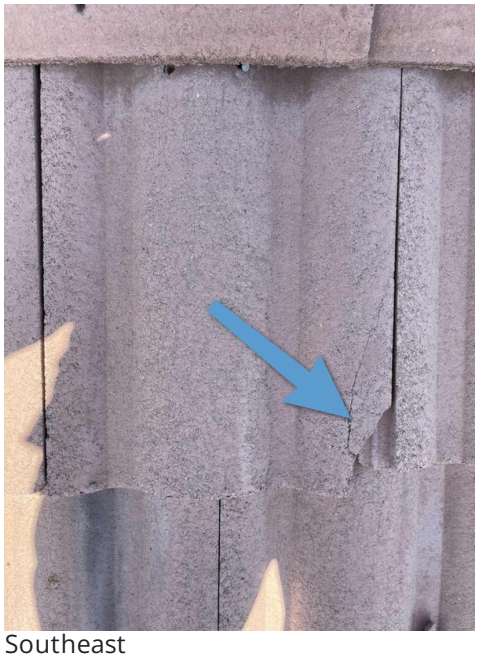

Southeast

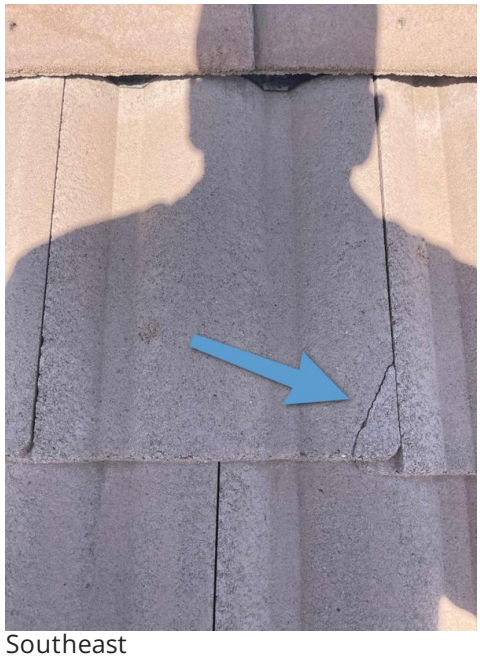

East


East


East


East


Southeast


Southeast

2.2.1 Underlayment

FELT EXPOSED TO WEATHER

Significant and/or Safety Concern

Felt underlayment was exposed to weather in one or more locations. Felt underlayment is not designed for direct exposure to weather and will deteriorate quickly if not sufficiently protected. The Inspector recommends correction by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.


Northwest


Northwest

2.3.1 Flashings

DEBRIS OBSERVED IN FLASHING

Minor/Monitor/Maintenance Item

Debris was observed in one or more flashing details, Recommend cleaning and evaluating to ensure this has not caused any moisture back up.

Recommendation

Contact a handyman or DIY project

Northwest

3: EXTERIOR

		IN	NI	NP	R
3.1	Vegetation*	X			
3.2	Grading and Drainage	X			
3.3	Wall Cladding	X			X
3.4	Doors (Exterior)	X			
3.5	Windows	X			
3.6	Driveways	X			
3.7	Walkways	X			
3.8	Patios, Decks, Porches, Balconies, Covers, Areaways, Railings & Stairs*	X			X
3.9	Trim, Eaves, Soffits, flashing & Fascia*	X			X
3.10	Fencing, Gates, and Retaining walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Exterior wall Cladding Type
Stucco

Front Door(s) Type
Metal, Security Door

Wood or metal

Back Door(s) Type
Glass, Wood, Security Door

Side Door(s) Type
Not Present

Driveway Type
Concrete

Walkways Type
Concrete

Appurtenance(s)
Covered Patio, Cover Enrty

Trim, Eaves, Soffits, Flashing and Fascia Type
Wood

Fencing,Gates, and Retaining Walls Type
Block Fence, Wood/Metal Gate

Vegetation*: Condition
Serviceable

Grading and Drainage: Condition
Serviceable

Wall Cladding: Condition
Moderate

Doors (Exterior): Condition and Operation
Serviceable

Driveways: Condition
Serviceable

Walkways: Condition
Serviceable

Patios, Decks, Porches, Balconies, Covers, Areaways, Railings & Stairs*: Condition
Moderate

Trim, Eaves, Soffits, flashing & Fascia*: Condition
Serviceable with Exceptions

Fencing, Gates, and Retaining walls: Condition
Moderate

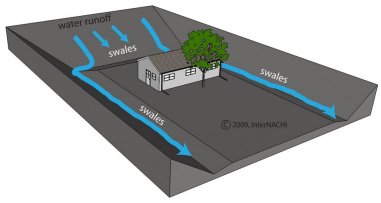
Observation Method
Visual

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary service.

Grading and Drainage: Education

Proper grading and drainage is important, especially within the first few feet from home's exterior walls and foundation. "Swales" are the recommended form of diverting water around the home instead of into or up against it. In general, the grade around the home should slope away from the home and when it doesn't, moisture intrusion is probable. Constant moisture intrusion on a home can result in foundation cracking, spalling, wall issues and even foundation settling. It would be wise to request information from seller regarding how the property drains after a rain storm. Homes built on hillsides should be further evaluated by a grading and drainage specialist prior to close due to the high probability that drainage may be in issue. Likewise, a home sitting on a very flat lot may also have “pooling” issues and should also be further evaluated.

Water Swales



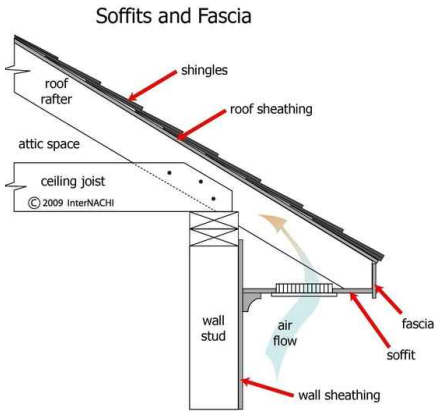
Windows: Condition and Operation

Serviceable

From the exterior we inspect windows for discoloration, deterioration and cracking. With screens often limiting the view, we are sure to inspect windows from the interior for the above findings as well. Unless otherwise noted in this inspection, windows appeared functional when viewed from the exterior.

Trim, Eaves, Soffits, flashing & Fascia*: Informational

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



Limitations

General

OCCUPANT'S BELONGINGS

The occupant's belongings, when present, limit the inspectors view of the exterior of the home in one or more locations. Recommend careful consideration during final walk-through.

General

FRESH PAINT ON THE EXTERIOR WALLS AND TRIM.

Often times, sellers will paint their home in order to make it more cosmetically pleasing. This limits the inspectors view of previous damage, staining, deterioration, etc when present. Recommend monitoring areas of the home where new paint is present. Unseen issues and defects are possible.

General

SOLAR SCREENS

Solar screens when present, limit the inspectors view of the windows. Every attempt is made to visualize the entire window from the interior when screens limit.

Recommendations

3.3.1 Wall Cladding

Moderate Item

GENERAL- OPENINGS

Openings were observed in the exterior wall cladding. Recommend sealing to prevent moisture or pest intrusion.

Recommendation

Contact a handyman or DIY project

Refrigerant lines -sealent disintegrating

3.3.2 Wall Cladding

Moderate Item

GENERAL- CRACKING, VOIDS AND IMPERFECTIONS

The exterior wall cladding showed cracking, voids, separations, prior repairs and/or openings in one or more places. This is commonly a result of temperature changes, and typical as homes age. Recommend monitoring and repairs where necessary.

Recommendation

Recommended DIY Project

3.8.1 Patios, Decks, Porches, Balconies, Covers, Areaways, Railings & Stairs*

Moderate Item

PATIO/PORCH - CEILING CRACKED, SEPARATIONS, VOIDS, IMPERFECTIONS

The patio/porch ceiling showed cracks, voids, separations, imperfections and/or minor wear. Recommend repairs.

Recommendation

Contact a qualified professional.

Patio

Patio

Front entry

3.8.2 Patios, Decks, Porches, Balconies, Covers, Areaways, Railings & Stairs*

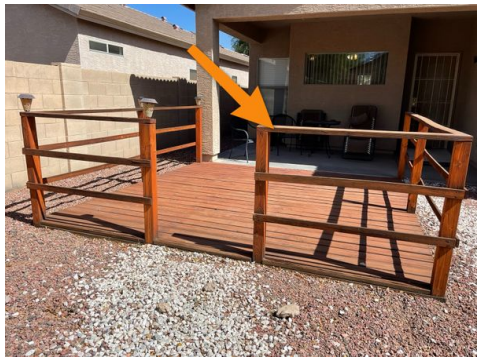
Moderate Item

DECK - UNSTABLE SUPPORT

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



3.8.3 Patios, Decks, Porches, Balconies, Covers, Areaways, Railings & Stairs*

Moderate Item

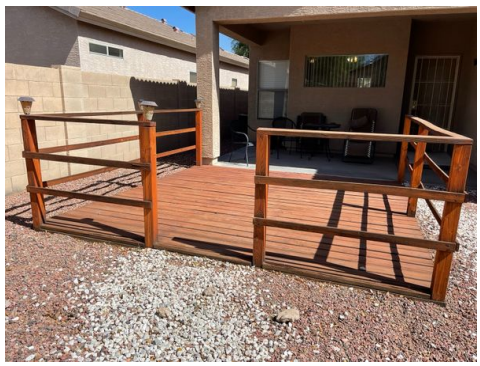
DECK - WATER SEALANT

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.

Recommendation

Recommended DIY Project



3.9.1 Trim, Eaves, Soffits, flashing & Fascia*

Minor/Monitor/Maintenance Item

GENERAL- MINOR WEAR AND TEAR

Minor wear and tear was observed on the eaves, soffits and or fascia. This is acceptable in these areas, but we do recommend monitoring them as deterioration or staining on these components could be signs of roof related defects. Recommend having painted to prevent further exposure to the out outdoor elements.

Recommendation

Contact a qualified painting contractor.


Southwest

3.10.1 Fencing, Gates, and Retaining walls

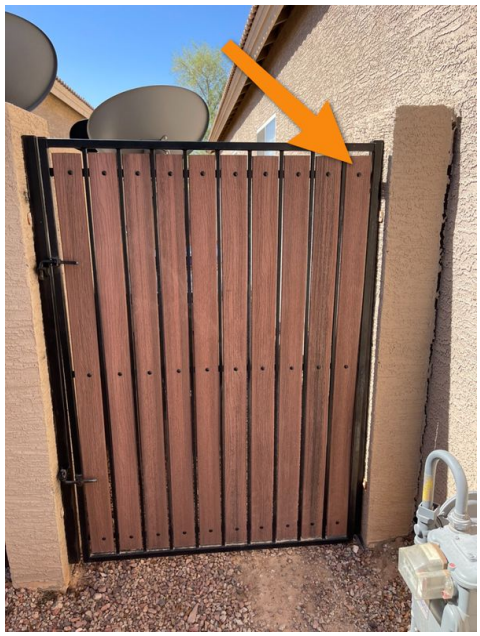
Moderate Item

GATE- DIFFICULT TO OPERATE

Side gate to the rear yard of the home was difficult to operate at the time of inspection. Recommend making adjustment, repairs and or replacement to ensure proper operation.

Recommendation

Contact a qualified fencing contractor



3.10.2 Fencing, Gates, and Retaining walls

Moderate Item

BLOCK WALL- LOOSE PILASTER

Loose pilaster observed at side gate. Recommend repair or reinforce as needed.

Recommendation

Contact a handyman or DIY project

3.10.3 Fencing, Gates, and Retaining walls

Minor/Monitor/Maintenance Item

BLOCK WALL- CRACKING OR MOVEMENT STABLE

Settlement, step cracking or wall movement observed at one or more sections of block fence. There are some indications that portions of the wall, have moved due to damage, ground settlement, root uplift, expansive soil conditions or erosion since the original construction. Condition appears to be stable at time of inspection. If this is a concern for you, further evaluation is recommended.

Recommendation

Contact a qualified masonry professional.

West

3.10.4 Fencing, Gates, and Retaining walls

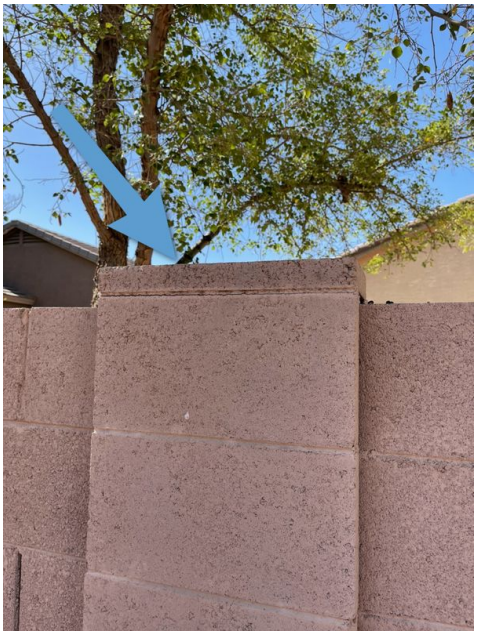
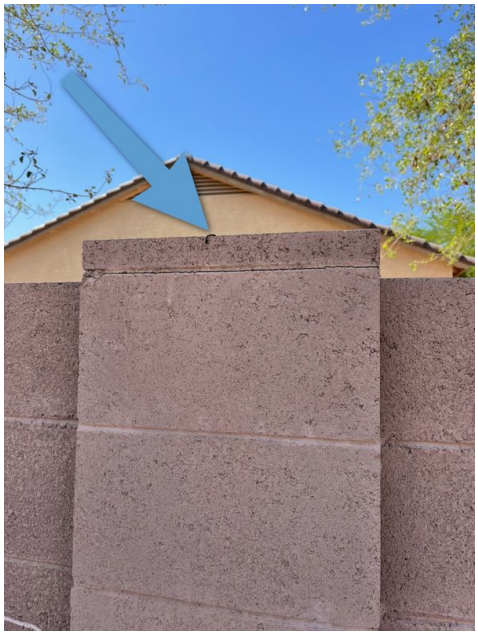
Minor/Monitor/Maintenance Item

RAIN CAPS LOOSE

I observed one or more rain caps loose, recommend repairs and monitoring.

Recommendation

Contact a qualified professional.


4: GARAGE

Information

Garage Type
2-Car

Vehicle door Type
Up-and-Over, Automatic, Metal

Ceiling Materials
Drywall

Wall Materials
Drywall

Door from garage to inside Type
Fire resistive, Wood, Self Closing

Door from garage to exterior Type
Not Present

Ceilings: Condition
Serviceable with Exceptions

Walls including firewall separation: Condition
Serviceable with limited view

Floor: Condition
Serviceable with limited view

Occupant door from garage to inside of home: Condition
Serviceable

Garage Vehicle Door: Condition
Serviceable

Garage Door Opener: Condition
Serviceable

Informational

Whats inspected?

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways
- roof
- proper floor drainage

Number of Openers

1

Garage Vehicle Door: Education

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

Garage Door Opener: Operation

Installed and operating correctly, Photosensor installed correctly, Auto reverse Functional

According to the CPSC, Homes with automatic garage door openers that do not automatically reverse should repair or replace them with new reversing openers. This prevents young children from being trapped and killed under closing garage doors.

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

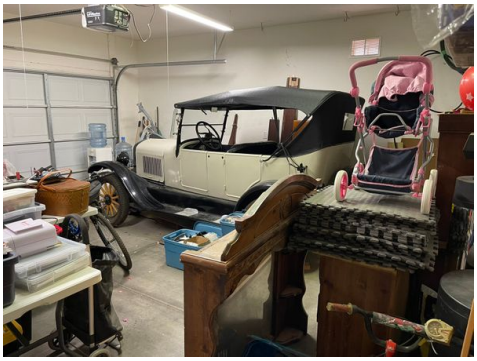
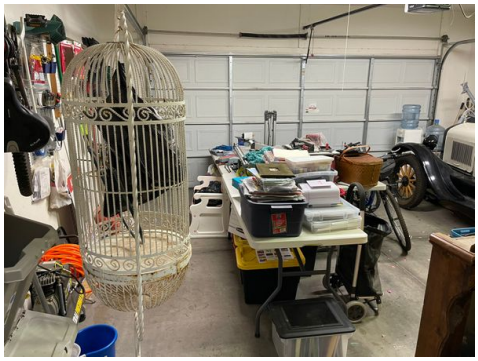
CPSC Safety Alert

Limitations

General

LIMITED INSPECTION- OCCUPANTS BELONGINGS

Some areas of the walls, floors and windows in the garage were not visible due to the presence of occupants belongings and/or cabinets. We recommend re-inspection of all areas covered by personal belongings prior to the close of escrow.

Recommendations

4.1.1 Ceilings

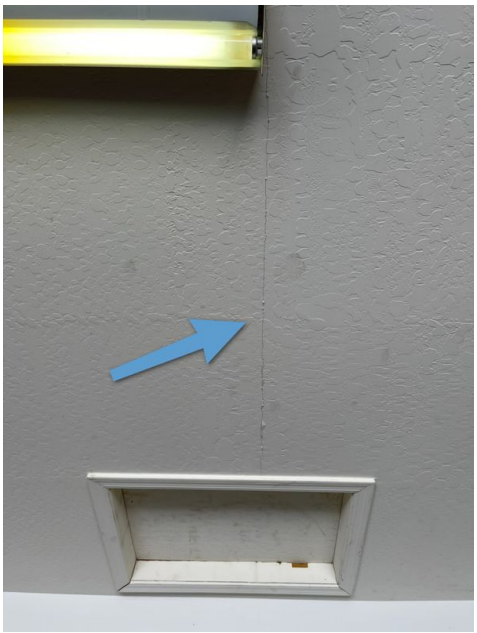
Minor/Monitor/Maintenance Item

GENERAL- COMMON CRACKS, IMPERFECTIONS AND NAIL POPS

Common cracks, imperfections and nail pops at garage ceilings. Cracks and nail popping are typically due to common settlement, shrinkage or stress from automatic garage door opener mount. Recommend sealing and repairing the cracks as needed.

Recommendation

Contact a qualified drywall contractor.




5: INTERIORS

		IN	NI	NP	R
5.1	Ceilings	X			X
5.2	Walls	X			X
5.3	Floors	X			
5.4	Entry Doors	X			
5.5	Interior Doors	X			X
5.6	Windows	X			
5.7	Countertops & Cabinets	X			
5.8	Showers, Tubs and Sinks	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Ceiling Type
Drywall

Walls Type
Drywall

Floor Coverings Type
Carpet, Tile

Doors Type
Wood, hollow

Countertops Type
Laminate

Cabinetry Type
Wood

Ceilings: Condition
Serviceable with Exceptions, Moderate

Walls: Condition
Serviceable with Exceptions

Floors: Condition
Serviceable with limited view

Entry Doors: Condition and Operation
Serviceable

Interior Doors: Condition and Operation
Moderate

Windows : Condition and Condition
Serviceable

Countertops & Cabinets: Condition
Serviceable with limited view

Showers, Tubs and Sinks: Condition
Moderate

Windows Type
Sliders, Single-hung

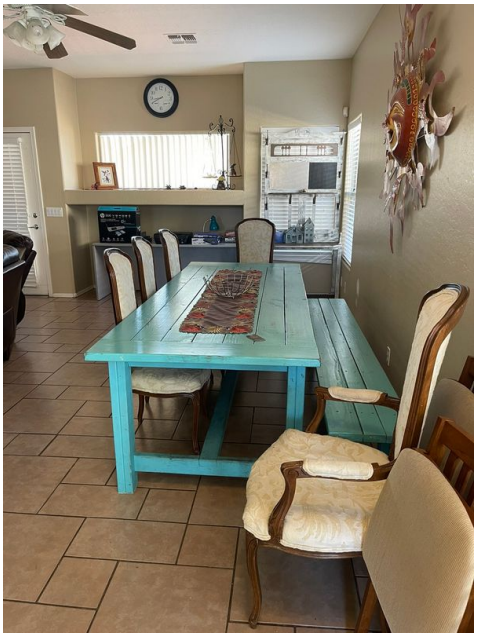
At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

Limitations

General

OCCUPANTS BELONGINGS

Occupants belongings (when present) limit the inspectors views of the flooring, walls, closets, countertops, cabinets, receptacles, doors, windows, etc. We recommend a careful final walk through and reinspection if desired.







General

FRESH PAINT LIMITATION

Often times, sellers will paint their home in order to make it more cosmetically pleasing. This limits the inspectors view of previous damage, staining, deterioration, etc. Recommend monitoring areas of the home where new paint is present. Unseen issues and defects are possible.

Recommendations

5.1.1 Ceilings

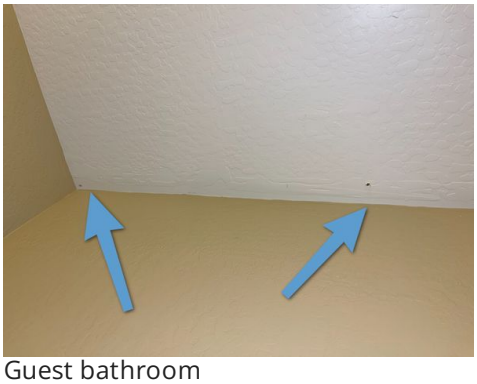
Minor/Monitor/Maintenance Item

GENERAL- COMMON IMPERFECTIONS

I observed common cracking, openings, chips,nail pops, prior repairs and imperfections on the ceiling in the home. This condition is observed in most homes and should be maintained and monitored.

Recommendation

Contact a handyman or DIY project



Guest bathroom

Living Room

5.1.2 Ceilings

Moderate Item

MOISTURE STAINING- POSSIBLE ROOF LEAK

MASTER BEDROOM -"CEILING STRUCTURE SECTION"

Stains on the ceiling were visible at the time of the inspection appeared to be the result of roof leaks. The moisture meter showed elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the leakage has been recent. The source of leakage should be identified and corrected, and the ceiling re-painted. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractors to discuss options and costs for correction and repair.

Recommendation

Contact a qualified professional.

5.2.1 Walls

Minor/Monitor/Maintenance Item

GENERAL- IMPERFECTIONS

Imperfections were observed on the interior walls. Recommend corrections were needed.

Recommendation

Contact a qualified professional.


Dining Room


Bedroom


Kitchen

5.5.1 Interior Doors

Moderate Item

DOOR- NO DOOR STOPS/DAMAGED

One or more doors had no stops or were damaged. The Inspector recommends that stops be installed throughout the home to protect the walls and cabinets.

Recommendation

Contact a qualified handyman.


Laundry room

5.5.2 Interior Doors

Minor/Monitor/Maintenance Item

HARDWARE- INOPERABLE

Door hardware was loose or inoperable at time of inspection. The Inspector recommends repair, adjustment or replacement as necessary by a qualified specialist.

Recommendation

Contact a qualified handyman.

East Bedroom

5.5.3 Interior Doors

Minor/Monitor/Maintenance Item

TRIM- AROUND DOOR SEPARATION, VOIDS AND/OR DAMAGE

I observed trim separation/cracking/voids/ chipped, recommend repairs and/or replacement as needed.

Recommendation

Contact a qualified professional.

Bedroom

5.8.1 Showers, Tubs and Sinks

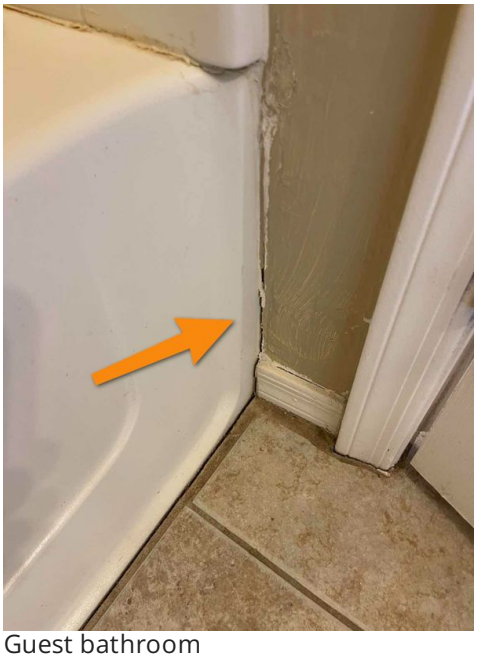
Moderate Item

WALL SEPARATION NEAR SHOWER/TUB

Wall separation was observed near the shower/tub enclosure and wall transition. Recommend sealing this to prevent moisture intrusion.

Recommendation

Contact a handyman or DIY project



Guest bathroom

6: STRUCTURAL COMPONENTS

		IN	NI	NP	R
6.1	Foundation	X			X
6.2	Floor Structure	X			
6.3	Wall Structure	X			
6.4	Columns, beams or Piers*	X			
6.5	Ceiling Structure	X			X
6.6	Roof Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Foundation Type
Post-Tensioned Slab

Floor Structure Type
Concrete, Limited due to floor coverings

Wall Structure Type
Framed

Columns, Beams and Piers Type*
Columns concealed by Stucco

Ceiling Structure Type
Wood, Bottom Chord of Truss, Limited due to finishes

Foundation: Condition
Serviceable with Exceptions

Floor Structure: Condition
Serviceable with limited view

Wall Structure: Condition
Serviceable with limited view

Columns, beams or Piers*: Condition
Serviceable with limited view

Ceiling Structure: Condition
Moderate

Roof Structure: Condition
Serviceable with limited view

Observation Method

Visual, Attic Walked/Crawled

The General Home Inspection includes inspection of the structural elements that were readily visible at the time of the inspection. This typically includes the foundation, wall structure, floor structure, ceiling structure and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

Roof Structure Type

Wood, Trusses, Oriented Strand Board






Foundation: Slab Education

This building has a slab foundation. Such foundations vary considerably, from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to AZBTR standards. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Wall Structure: Wood Framed Walls Education

The exterior and interior walls appear to be constructed with typical wood framing materials. Unless otherwise noted on this report, condition appears satisfactory. Inspection limited.

In this style of constriction, the mud sill is the first wood member of the exterior framing, resting on and anchor bolted directly to the slab foundation or stem wall. Most the mud sill is inaccessible and was not inspected.

Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity. Because of the design and/or configuration of the structure, we cannot verify the presence or condition of anchor bolts. Because of the age of the structure, we assume that proper bolting was installed, as per standards in effect at the time of construction.

Limitations

Foundation

LIMITED DUE TO FLOOR COVERINGS

The majority of the foundation could not be viewed due to floor coverings and other construction materials. If major imperfections are viewed in the floor coverings, walls or ceiling, we will report on possible foundation settlement or defects.

Floor Structure

SUB-FLOOR

Inaccessible

Floor Structure

SLAB LIMITED

Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. Unless otherwise noted in this report, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

Wall Structure

WALL STRUCTURE LIMITATION

The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only. We do inspect for cracks, imperfections, and prior repairs that may be a sign of structural damage.

Ceiling Structure

LIMITED VISIBILITY

Observation of the ceiling structure was limited due to finished coverings, insulation, roof configuration, ductwork, etc.

Roof Structure

LIMITED

The entire roof structure could not be viewed from the attic due to duct work, truss configuration, insulation, etc.

Recommendations

6.1.1 Foundation

Minor/Monitor/Maintenance Item

MINOR CRACKS, VOIDS AND DETERIORATION

We noted minor cracks, voids and deterioration, within normal tolerances, at one or more areas throughout the exposed foundation stem wall. Unless noted otherwise, this type of cracking is often a result of shrinkage and/or minor settlement and usually does not affect the strength of the foundation. We still recommend further evaluation. Recommend sealing these areas as preventative maintenance.

Recommendation

Contact a qualified masonry professional.



6.5.1 Ceiling Structure

Moderate Item

EVIDENCE OF WATER INTRUSION

Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified professional.


Master bedroom

Currently dry

7: PLUMBING SYSTEM

		IN	NI	NP	R
7.1	Water Supply	X			
7.2	Main Water Shut-off Device	X			
7.3	Waste and Vent Piping Systems	X			X
7.4	Water Distribution Systems, Fixtures and Faucets	X			X
7.5	Hot Water Equipment and Operating Controls-Unit 1	X			X
7.6	Combustion Air Ventilation	X			
7.7	Cross Connections*	X			X
7.8	Supports and Insulation	X			
7.9	Fuel Storage & Distribution Systems and Supports	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Water Source(s)

This is not always confirmed. Recommend confirming with seller., Public

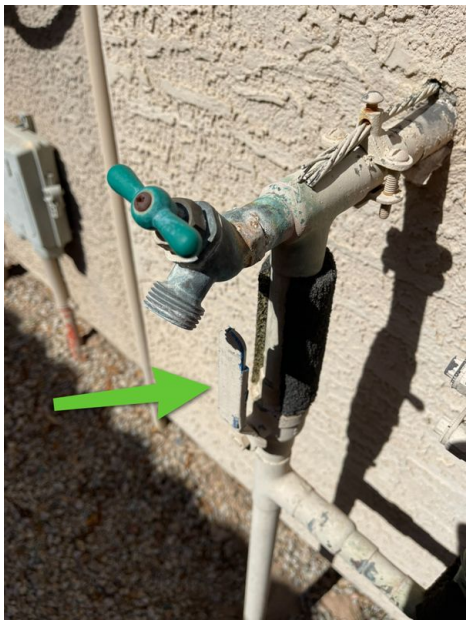
Water Supply Type

Copper where visible

The water supply materials where visible -

Main Water Shut Off Location

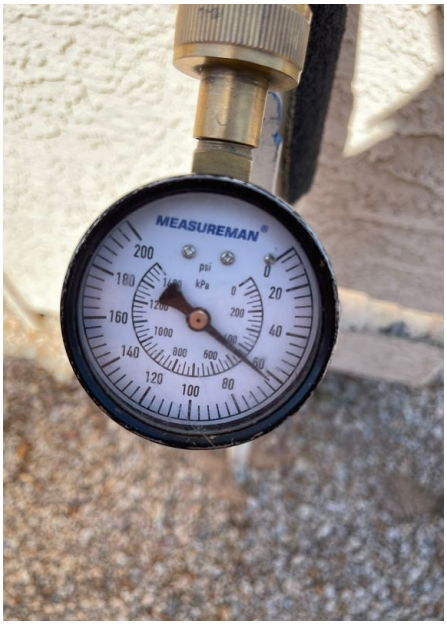
Exterior



Water Pressure

Within Normal Range (40-80psi) 40-80

The water pressure is tested at the exterior hose spigots.



Distribution System Type(s)

Copper where observed

Water Distribution Systems Materials where visible -

Waste and Vent Piping System Type

Acrylonitrile Butadiene Styrene (ABS)

Main fuel Shut-off Location

Gas Meter

Water Supply: Condition

Serviceable

Main Water Shut-off Device: Condition

Serviceable

Waste and Vent Piping Systems: Condition

Serviceable with Exceptions

Water Distribution Systems, Fixtures and Faucets: Condition and Operation

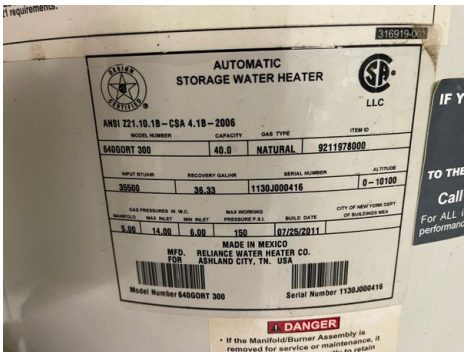
Serviceable with Exceptions

Hot Water Equipment and Operating Controls-Unit 1: Condition

Moderate

Hot Water Equipment and Operating Controls-Unit 1: Location
Garage

Hot Water Equipment and Operating Controls-Unit 1: Data Plate Photo(s)



Hot Water Equipment and Operating Controls-Unit 1: Capacity
40gal

Hot Water Equipment and Operating Controls-Unit 1: Automatic Safety Controls
TPRV(Temperature Pressure Relief Valve)

Hot Water Equipment and Operating Controls-Unit 1: Chimneys, Flues, Vents Condition
Serviceable

Combustion Air Ventilation: Condition
Serviceable

Cross Connections*: Condition
Moderate

Supports and Insulation: Insulation Condition
Insulation not required

Supports and Insulation: Supports Condition
Not Visible

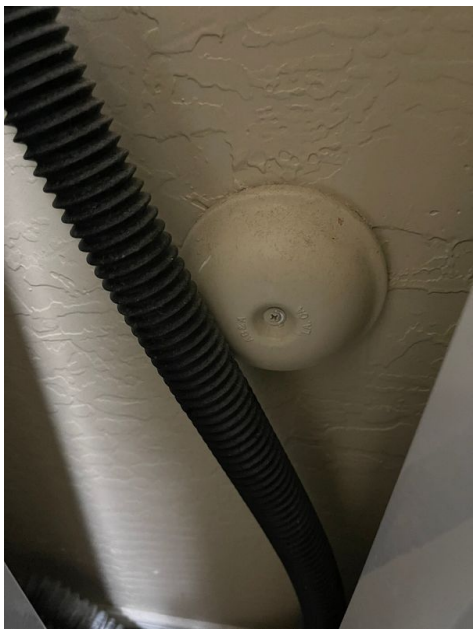
Fuel Storage & Distribution Systems and Supports: Condition
No leaking observed, Serviceable

Water Meter

The water meter was observed for a period of time to find that it was not spinning. When no fixtures are running at this home, the water meter should be still.

Waste Clean-outs Observed?

Yes



Functional Flow

Unless otherwise noted; All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

Functional Flow: This is tested by turning on the two of the furthest fixtures from the main supply and simultainiously flushing the toilet. The pressure of water observed coming from the fixtures should not visibly bounce or lower. This is not an exact measurement, but observed visually for function.

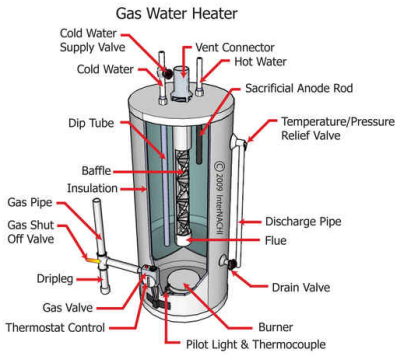
Functional Drainage

Unless otherwise noted; All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.

Functional Drainage: **Drainage** is considered **functional** when multiple basins are filled and then let out simultaneously, and they empty in a reasonable amount of time and do not overflow. Drainage of a home can still be functional as a whole, while one or two isolated drains are slower than others.

Hot Water Equipment and Operating Controls-Unit 1: Gas Water Heater Education

The water heater observed was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time. We recommend yearly servicing of these units by a qualified person.



Gas Water Heater

Hot Water Equipment and Operating Controls-Unit 1: TPR Valve Education

Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels.

If temperature sensors and safety devices such as TPRs malfunction, water in the system may become superheated (exceed the boiling point). Tank rupture is possible. Once the tank ruptures and water is exposed to the atmosphere, it will expand into steam almost instantly and occupy approximately 1,600 times its original volume. This process can propel a heating tank like a rocket through multiple floors, causing personal injury and extensive property damage.

Water-heating appliance explosions are rare due to the fact that they require a simultaneous combination of unusual conditions and failure of redundant safety components. These conditions only result from extreme negligence and the use of outdated or malfunctioning equipment.

The TPR valve will activate if either water temperature (measured in degrees Fahrenheit) or pressure (measured in pounds per square inch [PSI]) exceed safe levels. The valve should be connected to a discharge pipe (also called a drain line) that runs down the length of the water heater tank. This pipe is responsible for routing hot water released from the TPR to a proper discharge location, preferably outside within 12-6in from the ground.

Hot Water Equipment and Operating Controls-Unit 1: Manufacturer

Reliance

We recommend flushing & servicing your water heater tank annually for optimal performance. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to120 degrees Fahrenheit. In addition to preventing accidents, this decrease in temperature will conserve energy.

CPSC Article

Hot Water Equipment and Operating Controls-Unit 1: Year Manufactured

2011

The date is observed on the data plate as a code in the serial number. To the best of the inspectors knowledge, according the the manufactures date plate this unit was built on or around the year above.

Limitations

General

WATER TREATMENT SYSTEMS BEYOND SCOPE

Functional testing of water treatments systems is beyond the scope of a General Home Inspection. Home inspectors do inspect for defects like corrosion, leaking, improper drain termination, and corroded fixtures (signs that the unit may be in need of repair). If these conditions are observed, we recommend maintenance and servicing as directed by the manufacture.

General

WATER TESTING BEYOND SCOPE

If you are wondering what contaminants may be in your water, you can start by getting a copy of your water quality report (called a CCR or consumer confidence report) from your local water utility/authority (in the U.S. and some cities in Canada). If you are unable to get your report or if you have a private well, you may want to consider having your water independently tested.

General

UNDER GROUND PLUMBING

Often times, drain, supply and even distribution plumbing are located under the ground, or under the concrete slab of the home. This dramatically limits the inspectors ability to inspect these systems. Remember that a home inspection is a visual inspection. Sewer camera inspections are recommended any time your purchasing a new home. This should be completed during your due diligence period. For a more thorough inspection of the under ground plumbing, a static test can be performed as well. PPI inspectors does not perform these types of inspections, but you can call our office for more information on who can.

Water Supply

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Waste and Vent Piping Systems

OVERFLOW DRAINS NOT TESTED

Testing of the overflow drains at sinks and tubs is not conducted. This is to prevent causing damage in the case that one of these is not properly connected. We recommend that these drains not be relied on and that you never leave a sink or tub unattended while running.

Waste and Vent Piping Systems

MOST DWV PIPES NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings. Drain pipes leaking under slabs or within the wall or structure of the home may be impossible for an inspector to find. Sewer camera inspections and static testing is always recommended and can be performed by a licensed plumber prior to close.

Water Distribution Systems, Fixtures and Faucets

LAUNDRY, FRIDGE, ANGLE STOPS NOT TESTED

Unless fixtures or appliances were present, we do not test valves like the laundry, refrigerator, or any interior valve without a connected fixture. This is beyond the scope of a General Home Inspection. We do not test them so that in the event that one would break, no damage is caused. Unless otherwise noted, no leaking was visible at the time of inspection at these valves.

Water Distribution Systems, Fixtures and Faucets

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. We disclaims responsibility for inspection of pipes not directly visible.

Hot Water Equipment and Operating Controls-Unit 1

NO MAINTENANCE RECORD

There is no visible record of recent service of the water heater system (within the past year). Possibly indicating delayed maintenance. We recommend yearly servicing of the water heating system. The age of the unit(s) will be reported on and should be evaluated by a plumber prior to close to determine internal condition and a more in depth look.

Combustion Air Ventilation

GENERAL LIMITATION

Testing for adequacy of combustion air venting for gas fired furnaces, appliances and water heaters is beyond the scope of a home inspection. We do inspect for and report on whether it appears combustion air venting is present and the condition. Gas fired appliances in an attic space should have plenty of passive combustion air venting from the attic/roof vents, as apposed to a gas fired appliance in a small hallway closet. A hallway closet unit for example will actually need high and low vents to allow proper air circulation for a safe situation. For further testing and inspection of combustion air venting, we recommend contacting a qualified HVAC specialist.

Fuel Storage & Distribution Systems and Supports

PORTIONS NOT INSPECTED

Pressure testing, metering, and verification of underground systems is beyond the scope of a General Home Inspection. For further information of the gas system, recommend further evaluation by the gas company.

Recommendations

7.3.1 Waste and Vent Piping Systems

Minor/Monitor/Maintenance Item

DRAIN/WASTE/VENT- POOR SHOWER/BATH DRAINAGE

Shower/Bath had slow/poor drainage. Isolated defect and potential Handyman repair.

Recommendation

Contact a qualified handyman.

Guest bathroom

7.4.1 Water Distribution Systems, Fixtures and Faucets

Minor/Monitor/Maintenance Item

SINK- DRAIN STOP

Missing or defective drain stop in one or more bathroom sinks. We recommend repair or replacement to restore proper function.

Recommendation

Contact a handyman or DIY project


Master Bathroom


Master Bathroom


Guest bathroom

7.4.2 Water Distribution Systems, Fixtures and Faucets

Minor/Monitor/Maintenance Item

SHOWER-HEAD LEAK

Shower head was observed to be leaking recommend repair.

Recommendation

Contact a qualified professional.


Guest bathroom

7.5.1 Hot Water Equipment and Operating Controls-Unit 1

Moderate Item

GENERAL- NEARING END OF LIFE

Water heater showed normal signs of wear and tear for its age but was functional. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Recommend monitoring.

7.7.1 Cross Connections*

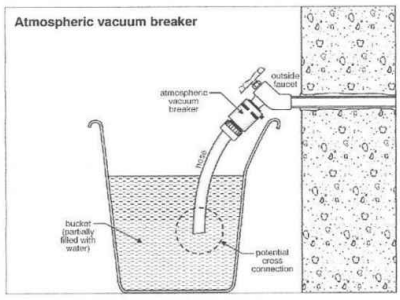
Moderate Item

EXTERNAL FAUCETS - ANTI-SIPHON DEVICE NOT PRESENT OR DAMAGED

Missing or damaged anti-syphon device(s) which prevents back-flow into the water supply observed during the inspection.
Recommended installation or replacement of anti-syphon device(s) to prevent cross connection of potable water supply.

Recommendation

Contact a handyman or DIY project



8: ELECTRICAL SYSTEM

		IN	NI	NP	R
8.1	Service, Meter, Grounding	X			
8.2	Main Panel	X			X
8.3	Overcurrent Protection Devices	X			
8.4	Branch Circuit Conductors	X			
8.5	Lighting Fixtures and Switches	X			X
8.6	Receptacles, Polarity, Ground	X			X
8.7	GFCI & AFCI	X			
8.8	Smoke Alarm(s)	X			X
8.9	Carbon Monoxide Alarm(s)	X			X
8.10	Doorbell	X			X

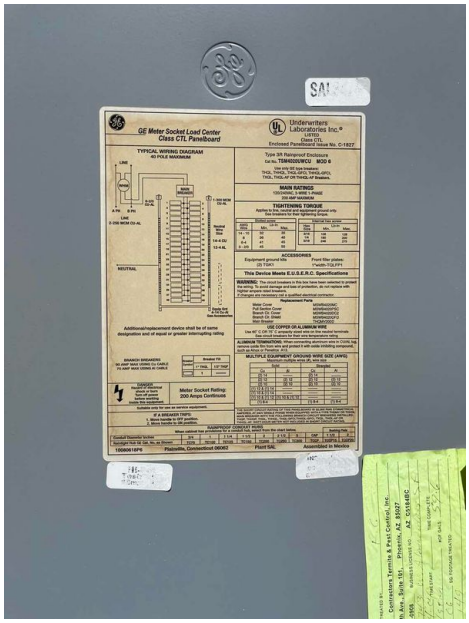
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Electrical Service Type
Below ground 120/240V

Main Panel Manufacturer
GENERAL ELECTRIC

Manufacturer Data Plate Photo
Serviceable



Main Panel capacity
120/240V, 200A

Service Amperage and Voltage
120/240V

Labeling
not legible

Over current Protection Type
Circuit breakers

Wiring Methods
Non-Metalic Cable, Copper, Otherwise not visible

Service Grounding Type
Water Pipe Electrode, Gas Pipe Bond

Electrical Bonding Observed AT
Gas supply, Water supply

Service, Meter, Grounding: Observation Method
Inspected at Panel

Service, Meter, Grounding: Service Entrance-Condition
Serviceable

Main Panel: Condition
Serviceable with Exceptions

Main Panel: Service Disconnect Location
Part of Sevice Panel

Overcurrent Protection Devices: Condition
Serviceable

Branch Circuit Conductors : Condition
Serviceable

Lighting Fixtures and Switches: Condition and Operation
Moderate

Receptacles, Polarity, Ground: Condition and Operation
Moderate

GFCI & AFCI: Condition and Operation
Serviceable

Smoke Alarm(s): Condition
Present, Serviceable, severe

Carbon Monoxide Alarm(s): Condition
Moderate

Doorbell: Condition
Serviceable with Exceptions

Compatibility

Unless otherwise noted, branch circuit conductors and the corresponding over-current devices were observed to be within the allowable ampacities and are reported as compatible.

Service, Meter, Grounding: Service Grounding-Condition

Present, Serviceable with limited view

Often times, the ground connection to earth is not observed because it is covered by dirt or because it enters the wall and ties in with the home foundation (Ufer). Our inspection is limited.

GFCI & AFCI: GFCI Education

How is a GFCI different from a regular circuit breaker or fuse?

too much electricity flows through a wire, it will get hot. Sometimes it can get hot enough to start a fire inside the walls of a house. Traditional circuit breakers protect your house from fires by shutting off the flow of electricity to a wire when there is too much demand for electricity. This can happen when too may items are plugged into a circuit. That's why a power strip can be dangerous if there are too many electric items plugged into it. Circuit breakers do not protect people from electrocution. Their purpose is to protect you from a fire.

When and where are GFCI receptacles required? receptacles were required in houses starting in 1971. Originally they were only required at the exterior of the house and by swimming pool equipment. Over the years, GFCI receptacles have been required in more locations such as garages, bathrooms, kitchens, etc. The following table applies to most municipalities, but some local codes may be different. Please check with your local building department.

an older home, there may be no requirement for GFCI's to be installed. The seller is not required to upgrade the receptacles unless the electrical system has been modified. So if the kitchen in a 1950's house has been remodeled, and receptacles have been added or moved, they must be upgraded to GFCI receptacles if they are within 6 feet of a plumbing fixture. This applies to bathrooms too. So when your home inspector suggests upgrading certain receptacles to GFCI receptacles, please know that he has your safety in mind. The seller may not have to upgrade the receptacles, but you should do it for your family's safety.: The refrigerator receptacle should not be a GFCI receptacle.

Smoke Alarm(s): Smoke/Co2

Condition of batteries Unknown. New batteries should be placed in all smoke and carbon monoxide detectors upon move in and replaced again according to manufactures recommendations. Without working smoke detectors in your home you have no first alert to a possible fire.

Smoke Alarm(s): Safety Tips

Smoke alarms are powered by battery or by your home's electrical system. If the smoke alarm is powered by battery, it runs on either a disposable nine-volt battery or a non-replaceable 10-year lithium (long-life) battery. Alarms that get power from your home's electrical system, or hardwired, usually have a back-up battery that will need to be replaced once a year. A closed door may slow the spread of smoke, heat and fire. Install smoke alarms in every sleeping room and outside each separate sleeping area. Install alarms on every level of the home. Install alarms in the basement. Smoke alarms should be interconnected. When one sounds, they all should sound. Large homes may need extra smoke alarms. Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working. There are two kinds of alarms. Ionization smoke alarms are quicker to warn about flaming fires. Photoelectric alarms are quicker to warn about smoldering fires. It is best to use of both types of alarms in the home. A smoke alarm should be on the ceiling or high on a wall. Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet (3 meters) from the stove. People who are hard-of-hearing or deaf can use special alarms. These alarms have strobe lights and bed shakers. Replace all smoke alarms when they are 10 years old. Smoke alarms are an important part of a home fire escape plan.

Carbon Monoxide Alarm(s): Education

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process and also by a stove top/oven. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing one in a home with a furnace, gas appliances or fireplace is recommended. Detectors should not be placed next to heating appliances, but should be placed to protect living and sleeping areas.

Limitations

General

AUDIO, VISUAL, SECURITY

Inspection of audio, visual and security systems is beyond the scope of a General Home Inspection. For information or a further inspection of these, recommend hiring a specialist, or requesting further information from seller.

Branch Circuit Conductors

GENERAL LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as lighting, switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to what is seen in the panel, and proper response to testing of switches and a representative number of electrical receptacles.

Lighting Fixtures and Switches

GENERAL LIMITATION

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions and lighting does not turn on due to a burned out bulb. This being said, functionality of all switches, outlets, and lights in the home may not be confirmed by the inspector.

Lighting Fixtures and Switches

EXTERIOR FLOOD LIGHT_DISCLAIMER

If applicable. Flood lighting at exterior may have bulbs missing or not working and auto sensors that are deteriorated or otherwise not inspected due to height restrictions, settings or lighting conditions. Inspection limited. See seller for disclosure.

Receptacles, Polarity, Ground

OCCUPANTS BELONGINGS

When applicable, an occupied home makes it challenging for an inspector to test and visualize every recepticle in the home , garage and exterior. Inspectors are required to inspect and test a representative amount of outlets. The inspector has your best interest in mind, but is not supposed to move the occupants belongings. Recommend careful final walk through and re-inspection as needed.

GFCI & AFCI

OCCUPIED HOME LIMITATIONS

All of the arc fault (AFCI) and/or Ground Fault Circuit Interrupter (GFCI) devices in the main / sub distribution panel(s) may not have been tested for operation when the property is occupied. Most manufactures recommend that these devices be tested once a month to make sure they are operating properly and providing protection from arc / ground faults. A test button is located on the front of the device. The user should follow the instructions accompanying the device. If the device does not trip when tested it may be defective and replacement may be needed.

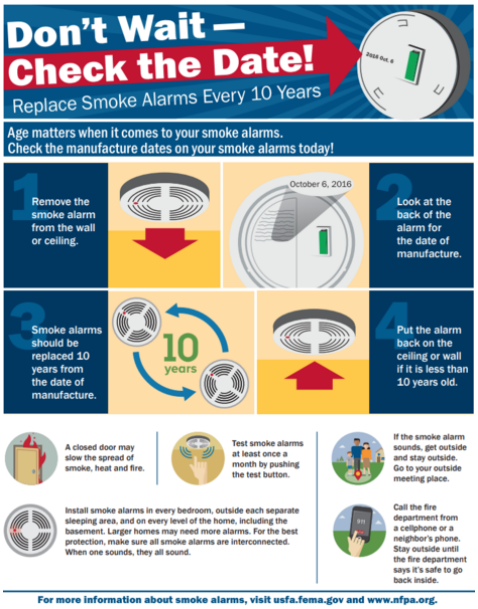
Smoke Alarm(s)

DISCLAIMER

Ionization and photoelectric smoke alarms detect different types of fires. Since no one can predict what type of fire might start in their home, the USFA recommends that every home and place where people sleep have:

- Both ionization AND photoelectric smoke alarms. OR
- Dual sensor smoke alarms, which contain both ionization and photoelectric smoke sensors.

Choose interconnected smoke alarms, so when one sounds, they all sound.
There are also alarms for people with hearing loss. These alarms may have strobe lights that flash and/or vibrate to alert those who are unable to hear standard smoke alarms when they sound.



Check the Date

1. We did not verify the type of alarm.
2. Smoke alarms have a limited service life and we did not verify the age of the alarm(s).
3. Testing smoke alarms may not guarantee that the alarms will function as intended during actual emergency conditions.
4. Smoke alarms should be installed according to the manufacturers instructions and we did not verify complete compliance with those instructions.

Recommendations

8.2.1 Main Panel

Minor/Monitor/Maintenance Item

LABELING-NOT LEGIBLE

The main panel labeling was not legible recommend rewriting breaker index.

Recommendation

Contact a qualified professional.

8.5.1 Lighting Fixtures and Switches

Minor/Monitor/Maintenance Item

LIGHTING- INOPERABLE

Light fixture did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. *If bulb replacement does not correct the issue*, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

Recommendation

Contact a handyman or DIY project

Master bathroom

Patio

8.5.2 Lighting Fixtures and Switches

Minor/Monitor/Maintenance Item

LIGHTING- MISSING BULBS

PATIO

One or more light bulbs missing. We recommend all missing bulbs be replaced.

Recommendation

Contact a qualified professional.

8.5.3 Lighting Fixtures and Switches

Moderate Item

LOOSE FIXTURE

Loose light fixtures observed recommend repairs to prevent loosening of wiring and potential fire or shock hazard.

Recommendation

Contact a qualified professional.

8.6.1 Receptacles, Polarity, Ground

Moderate Item

RECEPTACLE- DAMAGED

The home had a damaged electrical receptacle that should be replaced by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

Next to condenser-West

8.8.1 Smoke Alarm(s)

Moderate Item

OUTDATED

1 or more of the smoke detectors observed were outdated. We recommend replacing these every 10 years or to the manufacture specification. Recommend replacement.

Recommendation

Contact a handyman or DIY project

8.9.1 Carbon Monoxide Alarm(s)

Moderate Item

OUTDATED

The CO detectors observed were outdated and in need of replacement. Recommend replacement.

Recommendation

Contact a qualified professional.

8.10.1 Doorbell

Minor/Monitor/Maintenance Item

INOPERABLE DOORBELL

The doorbell was inoperable at the time of the inspection. The Inspector recommends correction by a Handyman or potential DIY.

Recommendation

Contact a handyman or DIY project

9: HEATING AND COOLING SYSTEMS

		IN	NI	NP	R
9.1	Normal Operating Controls	X			
9.2	Equipment 1	X			X
9.3	Condensation System	X			X
9.4	Distribution System	X			
9.5	Combustion Air Ventilation	X			
9.6	Presence of Installed Cooling Source in Each Room	X			
9.7	Presence of Installed Heat Source in Each Room	X			
9.8	Ceiling Fans	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Thermostat(s) Location
Hall

Thermostat(s) Type
Digital, Programmable

Air Filters
Disposable - Clean - Replace every 30 days, 2

Filter Location
Ceiling, Air Return

Distribution Type
fans, ducts, air filters, registers

Ceiling Fans Type
Lighted, Wall Switch, Ceiling Mount, Pull string

Normal Operating Controls: Condition
Serviceable

Equipment 1: Cooling System Condition
Serviceable

Equipment 1: Heat System Condition
Serviceable

Equipment 1: Equipment Type
Central Air Conditioner Split

Equipment 1: Cooling Energy Source
Electric

Equipment 1: Heating Energy Source
Gas

Equipment 1: Automatic Safety Controls
Unknown

These auto safety controls were serviceable during inspection.

Equipment 1: Cooling Unit Overcurrent Amperage
45

Equipment 1: Cool Temperature - Air Return*
62 F (Fahrenheit)

Equipment 1: Cool Temperature - Register*
77 F (Fahrenheit)

Equipment 1: Heat Temperature - Air Return*
93 F (Fahrenheit)

Equipment 1: Heat Temperature - Register*
111 F (Fahrenheit)

Condensation System: Condition
Moderate

Distribution System: Condition
Serviceable

Combustion Air Ventilation: Condition
Serviceable

Presence of Installed Cooling Source in Each Room: Condition
Present in each room, Serviceable

Presence of Installed Heat Source in Each Room: Condition
Present in each room, Serviceable

Ceiling Fans: Condition
Serviceable

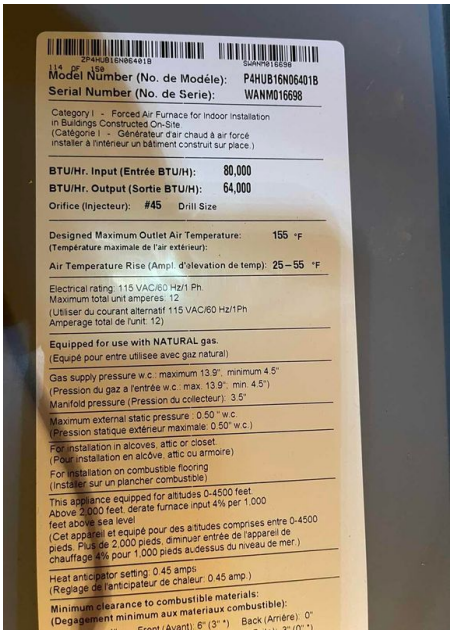
Split System Education

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.

Equipment 1: Brand(s)

York

Equipment 1: Data Plate Photo(s)



Equipment 1: Capacity

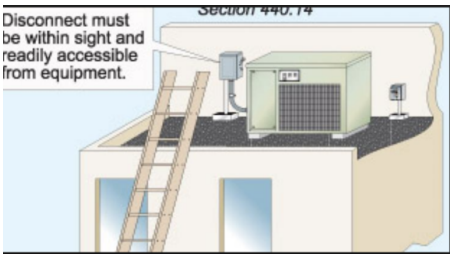
3.5ton

A refrigeration ton is approximately equivalent to 12,000 BTU/h. This information is read by the inspector from the data plate and not always exact. Recommend confirming with HVAC specialist.

Equipment 1: Disconnect(s)-Condition

Serviceable

Disconnecting means shall be located within sight from and readily accessible from the air-conditioning or refrigerating equipment. The disconnecting means shall be permitted to be installed on or within the air-conditioning or refrigerating equipment



Equipment 1: Condenser Year Manufactured

2004 Year

The year of manufacture is determined by the inspector by inspecting the serial number and researching a code hidden within the number. This code is not always exact or readable. The inspector does there best to determine, but are often limited.

Equipment 1: Coils Year Manufactured*

2004 Year

The year of manufacture is determined by the inspector by inspecting the serial number and researching a code hidden within the number. This code is not always exact or readable. The inspector does there best to determine, but are often limited.

Equipment 1: Furnace Year Manufactured

2004 Year

The year of manufacture is determined by the inspector by inspecting the serial number and researching a code hidden within the number. This code is not always exact or readable. The inspector does their best to determine, but is often limited.

Equipment 1: Cooling Temperature Differential - Within Range

An ambient air test was performed on each zone of air conditioning or heat pumps to determine if the difference in temperature between the supply and return ducts was 15 to 22 degrees. Differentials between this range indicate that the units are providing normal cooling capacity for each zone. Unless otherwise noted, this zone was found to be producing a temperature differential between 15 and 22 degrees.

Equipment 1: Heat Temperature Differential - Within Range

An ambient air test was performed on each zone of the heat system to determine if the difference in temperature between the supply and return ducts was within the recommended range for temperature rise. Differentials between this range indicate that the units are providing normal heating capacity for each zone. Unless otherwise noted, this zone was found to be producing a temperature differential within normal range.

Distribution System: Burners

When a gas system is observed, The burners are visualized when possible to confirm proper color and flame.

Limitations

General

HVAC GENERAL LIMITATIONS

Inspection of home heating and cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. HVAC system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Testing for adequacy or uniformity are beyond the scope of a General Home Inspection. . Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of HVAC systems typically includes:

- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

General

NO MAINTENANCE RECORD VISIBLE

There is no visible record of recent service of the heat system (within the past year). Possibly indicating delayed maintenance. We recommend yearly servicing of the heating system And further evaluation of the system prior to close. The age of the unit(s) will be reported on when possible and you should consult an HVAC specialist regarding some of the specifics of the age and condition.

General

SAFETY CONTROLS

Safety controls on HVAC appliances require professional service to determine proper function. We recommend service and safety check prior to purchase and regularly there after according to the manufactures recommendation. Also, see seller for service history and records.

General

OUTSIDE TEMPS ABOVE 65 DEGREES

When outside temperatures are high (Standard is above 65 degrees), the inspector can make the determination not to turn the heat on, as this could show false positives and potentially damage the unit, taking away the systems ability to cool while making for a dangerous living situation for the seller. When the inspector can't test due to high outside temperatures, we recommend further evaluation and testing by a licensed HVAC professional prior to close.

General

OUTSIDE TEMPS BELOW 65 DEGREES

When outside temperatures are low (Standard is below 65 degrees), the inspector can make the determination not to turn the cooling system on, as this could show false positives and potentially damage the unit, taking away the systems ability to also heat and make for a dangerous living situation for the seller. Keep in mind that the inspector has the clients best interest in mind, but does not want to damage the system. When the inspector can't test due to low outside temperatures, we recommend further evaluation and testing by a licensed HVAC professional prior to close, or at least before the warm season.

Equipment 1

NO MAINT RECORD

There is no visible record of recent service of the cooling system (within the past year). Possibly indicating delayed maintenance. We recommend yearly servicing of the cooling system.

Condensation System

MONITOR SECONDARY CONDENSATE DRAINS

We recommend monitoring secondary condensate drain terminations around the home, and if found dripping to call an HVAC specialist promptly. Moisture alarms and/or safe-t switches are recommended to help monitor these areas. Exterior condensate line terminations should extend away from the home to prevent deterioration to the foundation.

Combustion Air Ventilation

GENERAL LIMITATION

Testing for adequacy of combustion air venting for gas fired furnaces, appliances and water heaters is beyond the scope of a home inspection. We do inspect for and report on whether it appears combustion air venting is present and the condition. Gas fired appliances in an attic space should have plenty of passive combustion air venting from the attic/roof vents, as apposed to a gas fired appliance in a small hallway closet. A hallway closet unit for example will actually need high and low vents to allow proper air circulation for a safe situation. For further testing and inspection of combustion air venting, we recommend contacting a qualified HVAC specialist.

Presence of Installed Cooling Source in Each Room

OCCUPANTS BELONGINGS

Occupants belongings, when present, often limit the inspectors view of the HVAC source in each livable space. Recommend ensuring all livable spaces have a heating and cooling source prior to close.

Ceiling Fans

GENERAL LIMITATION

Since ceiling fan mounting boxes are concealed in the ceiling, they are inaccessible and cannot be inspected. Proper mounting of ceiling fans require the use of specially-designed boxes which must be properly secured to the ceiling structure. Proper mounting is necessary to ensure that the fan does not fall. If you have any doubt about any ceiling fan installation, we recommend a thorough check by a technician familiar with the manufacturer's installation instructions.

Recommendations

9.2.1 Equipment 1

Minor/Monitor/Maintenance Item

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

9.2.2 Equipment 1

Moderate Item

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend corrections for proper HVAC efficiency.

Recommendation

Contact a qualified HVAC professional.


Refrigerant lines

9.2.3 Equipment 1

Moderate Item

SIGNS OF PREVIOUS MOISTURE NEAR AIR HANDLER

Signs of previous moisture was observed near one or more air handler's. Although the moisture did not feel currently moist, we recommend for the evaluation and repairs as needed.

Recommendation

Contact a qualified professional.


Service plank

9.2.4 Equipment 1

Moderate Item

SHOWING AGE

The HVAC system appeared to be aged. We recommend further evaluation by a licensed HVAC specialist to determine a more in-depth view of its condition.

Recommendation

Contact a qualified professional.

9.3.1 Condensation System

Minor/Monitor/Maintenance Item

ADD SPLASH BLOCK

Recommend adding a splash block to divert the condensation away from the foundation in this area.

Recommendation

Contact a qualified professional.

9.3.2 Condensation System

Moderate Item

RUST IN PAN

Rust and corrosion were observed in the secondary catch pan for the attic air handler(s). This condition may indicate an issue with the condensation system or coils and should be corrected. Recommend further evaluation to ensure proper function by an HVAC technician.

Recommendation

Contact a qualified heating and cooling contractor

10: INSULATION & VENTILATION

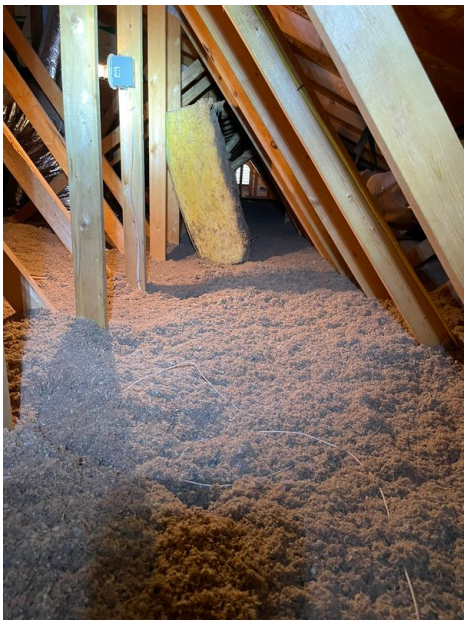
		IN	NI	NP	R
10.1	Attic Insulation	X			
10.2	Attic Ventilation	X			
10.3	Mechanical Vents	X			
10.4	Vapor Retarders	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Observation Method
Attic Entered

Attic Insulation Type
Blown, Cellulose



Ventilation Type
Gable Vents, Soffit Vents, Low Profile Roof Vents

Mechanical Venting Type
Kitchen, Bathrooms, Fan, Laundry room, Vent to exterior, Window (also acceptable)

Vapor Retarders Type
Not Required

Attic Insulation: Condition
Serviceable

Attic Ventilation: Condition
Present, Serviceable

Mechanical Vents: Condition
Serviceable

Vapor Retarders: Condition
Not Required

Attic Insulation Depth

8 Inches

Uniformity is not measured. The depth listed here is representative and approximate.

Limitations

General

LIMITATIONS DUE TO INSULATION

The insulation blocked the view and limited the inspection of electrical, plumbing and structural components in the attic.

Attic Ventilation

GENERAL LIMITATION

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

11: BUILT IN APPLIANCES

		IN	NI	NP	R
11.1	Dishwasher	X			
11.2	Cooktop	X			
11.3	Ventilation	X			
11.4	Oven(s)	X			
11.5	Garbage Disposal	X			
11.6	Built-in Microwave	X			
11.7	Refrigerator / Freezer	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Cooktop: Cooktop Energy Source
Electric

Cooktop: Cooktop Brand
Frigidaire

Ventilation: Exhaust Fan Type
Vented, Under Microwave

Ventilation: Exhaust Fan Brand
Kenmore

Oven(s): Oven Energy Source
Electric

Oven(s): Oven Brand
Frigidaire

Dishwasher: Brand

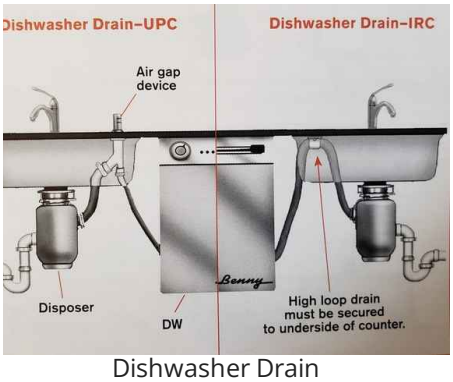
GE

Dishwasher: Serviceable

Unless otherwise noted: At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

Dishwasher: High Loop / Air gap Device

The dishwasher had a high loop or air gap device installed in the drain line at the time of the inspection. The high loop / air gap device is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.



Dishwasher Drain

Cooktop: Serviceable

Unless otherwise noted in this report, the cooktop was turned on and found to be functional.

Ventilation: Serviceable

Unless otherwise noted in this report, the kitchen ventilation was functional at the time of inspection.

Oven(s): Oven Type

Range

Oven(s): Serviceable

The oven was turned on in bake and in boil. The light was also tested and unless otherwise noted in this report, the oven was found to be functional.

Garbage Disposal: Serviceable

Unless otherwise noted in this report, the Inspector observed no deficiencies in the condition and operation of the garbage disposal at the time of inspection.

Built-in Microwave: Microwave Brand

Kenmore

Built-in Microwave: Serviceable

Unless otherwise noted in this report, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven at the time of inspection. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

Refrigerator / Freezer: Refrigerator Brand

Kenmore

Refrigerator / Freezer: Serviceable

Unless otherwise noted in this report, the refrigerator was generally in good operating condition.

Refrigerator / Freezer: No water

Water dispenser on this refrigerator did not dispense any water. Moving the refrigerator to observe the valve behind it if present is not a part of a home inspection and could damage the flooring. Recommend requesting information from the seller.

Limitations

General

GENERAL LIMITATION

Appliances are operated at the discretion of the Inspector. Appliances are never moved from their location to observe behind as damage could occur.

Oven(s)

GENERAL LIMITATION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Refrigerator / Freezer

GENERAL LIMITATION

As a courtesy your home inspector checked the operation of the refrigerator(s) and freezer(s) when present at the time of the inspection. This appliance is not considered to be built-in therefore outside the scope of work. The refrigerator interior temperature should be kept at the proper temperature. The refrigerator should be kept at or below 40 F (4 C). The freezer temperature should be 0 F (-18 C). The homeowner should check the temperatures periodically. Appliance thermometers are the best way of knowing these temperatures and are generally inexpensive.

12: LAUNDRY ROOM

		IN	NI	NP	R
12.1	Dryer	X			X
12.2	Washing Machine	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dryer: Dryer Vent Condition
Recommend cleaning, Present, visible

Dryer: Energy Source(s)
220 Electric

Washing Machine: Energy Source(s)
110 Volt

Appliances present

Laundry equipment was observed in the laundry room. Full testing and inspection of these units is beyond the scope of a General Home Inspection. When occupants belongs aren't in the units, we will turn them on for a short cycle to test the hookups for function. The washer filled, spun, and drained. The dryer heated. If a more thorough inspection is desired, recommend contacting an appliance specialist.

Recommendations

12.1.1 Dryer

Minor/Monitor/Maintenance Item

DRYER VENT- CLEAN

We always recommend cleaning the dryer vent upon moving in and at least once annually (more depending on usage).

Recommendation

Contact a qualified professional.

13: DRIP AND SPRINKLER SYSTEM

		IN	NI	NP	R
13.1	Controller		X		
13.2	Backflow Preventer(s)		X		
13.3	Valves, Heads and Distribution		X		

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

System Present - Fee not paid

The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and Irrigation Systems are operated at the discretion of the Inspector. This additional service was not selected prior to inspection date and therefor the system was not inspected. You may wish to have this system inspected by a specialist prior to the end or your inspection period.

Backflow Preventer(s): Education

Backflow preventers are a crucial part of any irrigation system. To understand what a backflow preventer is, there are some key terms that need to be understood.

Modern building standards say that the potable water supply to lawn/irrigation/drip systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer. Connections subject to back pressure: Where a potable water connection is made to a non-potable line, fixture, tank, vat, pump or other equipment subject to back-pressure, the potable water connection shall be protected by a reduced pressure principle backflow preventer.

Limitations

Valves, Heads and Distribution

CANT SEE ALL SYSTEM

Inspection of the sprinkler and/or drip systems is generally limited due to things like underground components, overgrown plants, and inaccessibility. We recommend monitoring your system for breaks and leaks as this is a common part of owning a home with this kind of system.

STANDARDS OF PRACTICE

Roofing System
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Interiors
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Structural Components
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Plumbing System
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical System
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating and Cooling Systems
Heating: I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling: I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.