



Inspection Report

Andy Handy

Property Address:
4338 E Neverland Dr
Phoenix AZ 85044



Keylight Home Inspections

Jason Zaroslinski #72337
13187 W. Cypress St
Goodyear, AZ 85395
480-580-0684

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General Info

Property Address

4338 E Neverland Dr
Phoenix AZ 85044

Date of Inspection

12/14/2020

Report ID
Customer(s)

Andy Handy

Time of Inspection

12:00 PM

Real Estate Agent

Inspection Details

Style of Home:

SINGLE FAMILY DETACHED

Year Built:

1979

Building Faces:

Southeast

Client Is Present:

Yes

Weather:

Clear

Temperature:

Over 65

Rain in last 3 days:

No

Comment Key & Definitions

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

TERMITE INSPECTIONS ARE SCHEDULED AS A COURTESY TO OUR CUSTOMERS TO HELP PROVIDE INFORMATION NEEDED TO MAKE AN INFORMED BUYING DECISION. WE USE BUDGET BROTHERS TERMITE AND PEST ELIMINATION. 623.582.5505. THE TERMITE INSPECTION IS SENT TO THE BUYER'S AGENT. IF YOU WOULD LIKE A COPY OF THE TERMITE INSPECTION REPORT PLEASE CALL BUDGET BROTHERS. THEY WILL SEND A COPY TO YOU. WE ARE HAPPY TO ORDER TERMITE INSPECTIONS FOR OUR CUSTOMERS BUT WE DO NOT ASSUME RESPONSIBILITY FOR DELIVERY OF THE REPORT OR ANY MISCOMMUNICATIONS THAT MAY OCCUR.

1. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

FOUNDATION TYPE (6):
REINFORCED CONCRETE
ROOF/CEILING TYPE (10):
ENGINEERED TRUSS
PLYWOOD DECKING

FLOOR SYSTEM TYPE (7):
CONCRETE SLAB ON GRADE
COLUMNS TYPE AND LOCATION (9):
NONE PRESENT

WALL TYPE (8):
MASONRY

Items

1.0 FOUNDATION CONDITION (6)

Comments: Repair or Replace

(1) Cracking and deterioration observed at multiple locations of the surrounding stem wall foundation including front back and both left/right sides of the house. I recommend professional evaluation and repairs by a licensed contractor.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



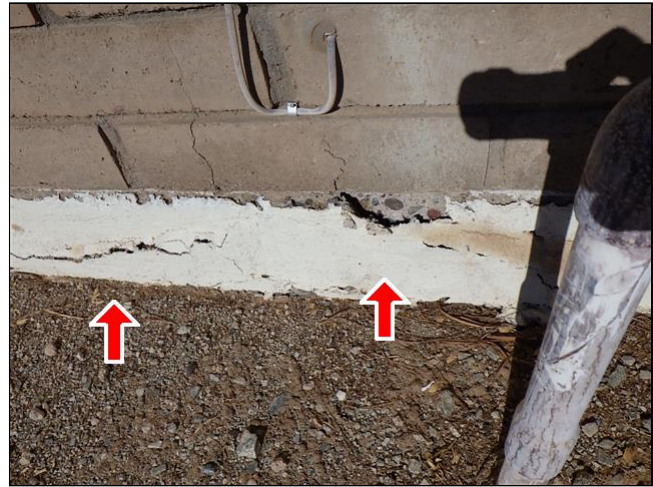
1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)

(2) There is evidence of water penetration into the rear of the house. This is likely due to the grade in the back yard sloping towards the house. Adjust the grade to direct surface water away from the affected area and keep the soil adjacent to the foundation as dry as possible.



1.0 Item 9(Picture)



1.0 Item 10(Picture)

(3) The front planter was improperly installed/ designed against the foundation stem wall and/or exterior wall. 4 to 6 inches of foundation is typically recommended to be visible in order to properly identify foundation problems. This

condition not only limits inspection visibility but also creates a potential moisture concern. Recommend separating planter materials from exterior structure and ensuring any damages present are professionally repaired.



1.0 Item 11(Picture)

1.1 FLOOR CONDITION (7)

Comments: Inspected

The visible portions of the floor at each level of the structure are in satisfactory condition.

1.2 WALL CONDITION (8)

Comments: Inspected

(1) Overall visible portions of the exterior structural walls are in satisfactory condition.

(2) The wall is bowed inward on the top left side of the house. I recommend professional evaluation with repairs as necessary.



1.2 Item 1(Picture)

1.3 COLUMNS CONDITION (9)

Comments: Not Present

The visible portions of the posts/columns are in satisfactory condition.

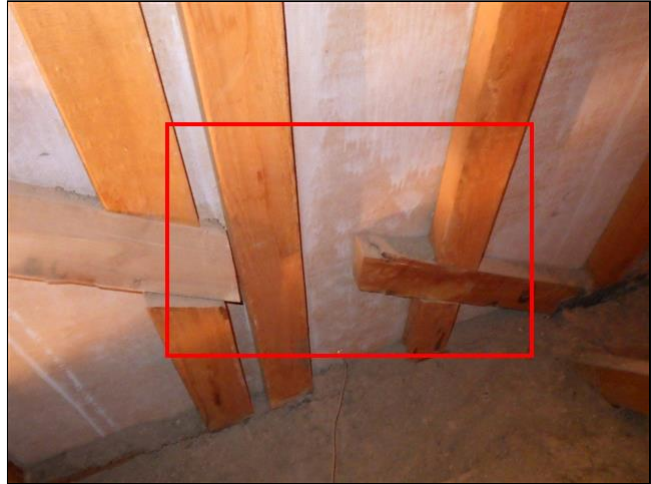
1.4 ROOF/CEILING CONDITION (10)

Comments: Repair or Replace

(1) Truss members out of position at the west end of attic and the exterior siding is bowed in at this end. I recommend further evaluation by a licensed professional and repair as necessary.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)

(2) There is a cracked/damaged truss member in the middle portion of the attic. I recommend further evaluation by a licensed professional and repair as necessary.



1.4 Item 4(Picture)

1.5 OBSERVATION METHOD FOR ATTIC AND CRAWL SPACE (12)

Comments: Inspected

The attic was viewed from the attic access opening in the garage and front right bedroom closet. Some areas of the attic are not visible from the attic access openings. There is no crawl space.

1.6 UNDERFLOOR CRAWL SPACE CONDITION (11)

Comments: Not Present

None present, slab on grade.

1.7 TERMITE INSPECTION REPORT

Comments: Inspected

Your termite inspection was performed by Budget Brothers Termite and Pest Elimination. You will receive a separate termite inspection report from Budget Brothers. If you have not received your termite report by the time you receive this report please call them directly at 602.493.7555

1.8 GENERAL

Comments: Inspected

I recommend removal of the personal property stored in the attic.



1.8 Item 1(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING MATERIAL TYPE (13):

PAINTED WOOD/MASONITE TYPE SIDING
MASONRY

Items

2.0 WALL CLADDING CONDITION (13)

Comments: Inspected

The visible portions of the exterior wall cladding is in satisfactory condition. seal all exterior penetrations as needed to prevent water and pest intrusion.

2.1 FLASHING AND TRIM CONDITION (14)

Comments: Inspected

The visible portions of the flashing and trim are in satisfactory condition.

2.2 ENTRYWAY DOORS CONDITION AND OPERATION (15)

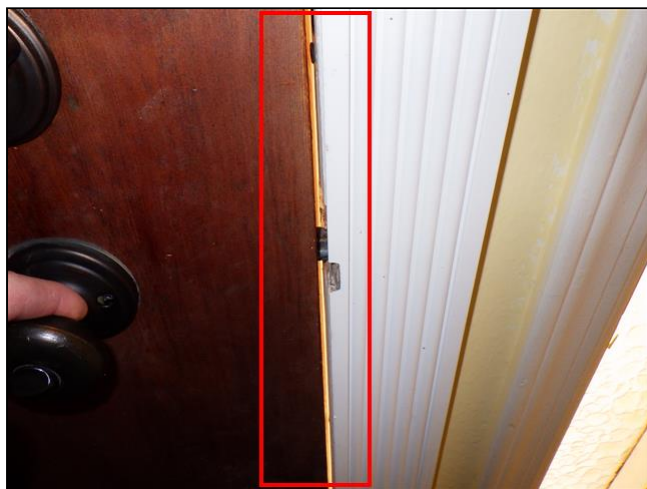
Comments: Inspected

- (1) The exterior doors are in satisfactory condition and operational.
- (2) The front door bolt lock is very difficult to lock. Repair or replace as necessary.



2.2 Item 1(Picture)

(3) There is daylight visible around the front door, remedy as needed.



2.2 Item 2(Picture)

2.3 WINDOWS CONDITION AND OPERATION (16/75)

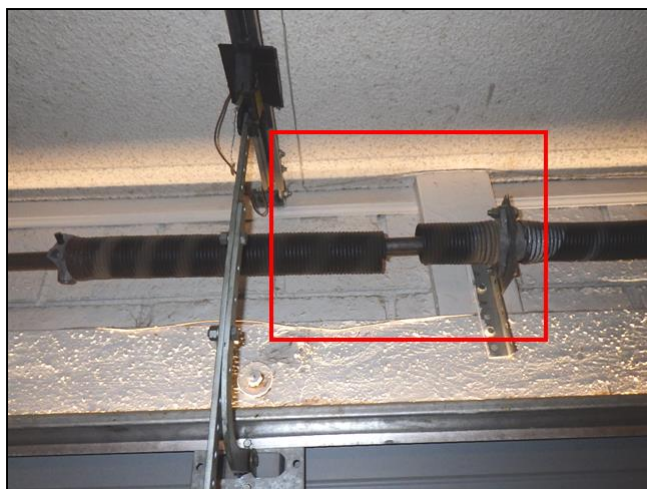
Comments: Inspected

A representative number of windows were operated and found to be in satisfactory condition and operational.

2.4 GARAGE DOOR OPENER CONDITION AND OPERATION (17)

Comments: Not Inspected

The garage door spring is damaged. The door was not operated. I recommend repairs by a licensed professional.



2.4 Item 1(Picture)

2.5 DECKS, BALCONIES and STEPS CONDITION (18)

Comments: Not Present

None present.

2.6 PORCH, AREAWAY, RAILINGS CONDITION (19)

Comments: Not Present

None present.

2.7 EAVES, SOFFITS AND FASCIA CONDITION (20)

Comments: Inspected

The visible portions of the eaves, soffits and fascia are in satisfactory condition.

2.8 VEGETATION, ADVERSE IMPACT ON STRUCTURE (21)

Comments: Inspected

There is no adverse impact on the structure due to vegetation.

2.9 GRADING, DRAINAGE, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (22)

Comments: Inspected

(1) The grade is sloped toward the house in several locations. This will direct surface water into the soil adjacent to the foundation and cause water damage to the foundation concrete. Adjust the grade to direct surface water away from the foundation to prevent water damage.



2.9 Item 1(Picture)



2.9 Item 2(Picture)



2.9 Item 3(Picture)

(2) Fill in the holes and adjust the grade to direct water away from the foundation.



2.9 Item 4(Picture)



2.9 Item 5(Picture)



2.9 Item 6(Picture)



2.9 Item 7(Picture)

2.10 PATIOS, WALKS AND DRIVEWAYS, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (23)

Comments: Inspected

The patios, walks and driveway are in satisfactory condition and have no adverse impact on the structure.

2.11 RETAINING WALLS, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (24)

Comments: Not Present

None present.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF COVERING TYPE (25):

DIMENSIONAL ASPHALT FIBERGLASS SHINGLES

Items

3.0 ROOF COVERINGS CONDITION (25)

Comments: Inspected

The visible portions of the roof coverings are in satisfactory condition.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)



3.0 Item 8(Picture)

3.1 DRAINAGE SYSTEMS CONDITION (26)

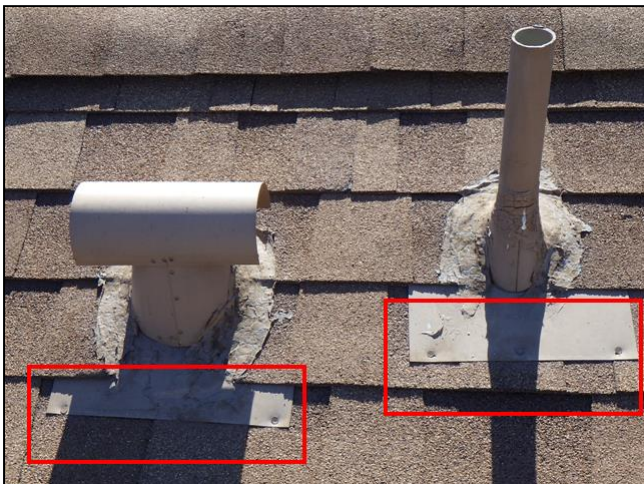
Comments: Inspected

The roof drainage system is in satisfactory condition.

3.2 FLASHINGS AT ROOF PENETRATIONS, SKYLIGHTS AND CHIMNEYS CONDITION (27)

Comments: Repair or Replace

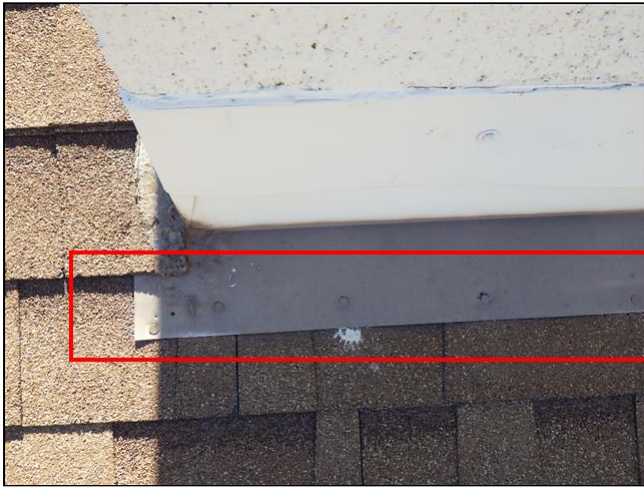
(1) Seal the exposed nails and staples at the flashings to prevent leakage.



3.2 Item 1(Picture)

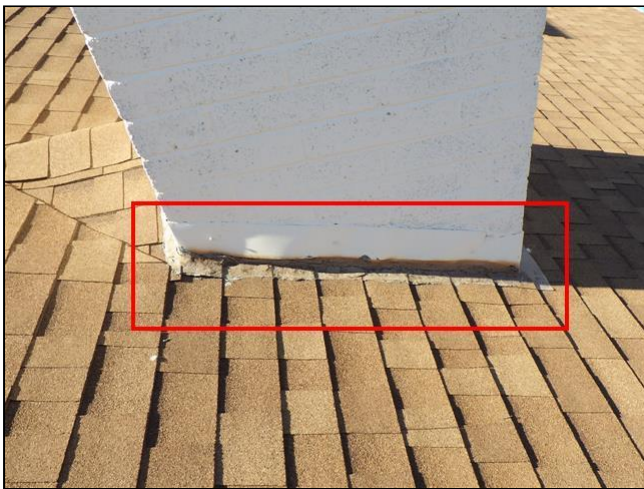


3.2 Item 2(Picture)



3.2 Item 3(Picture)

(2) Seal as needed to prevent leakage around flashings.



3.2 Item 4(Picture)



3.2 Item 5(Picture)



3.2 Item 6(Picture)



3.2 Item 7(Picture)

(3) The drip edge flashing trim is installed improperly over top of the underlayment. I recommend professional remediation by a licensed roofer.

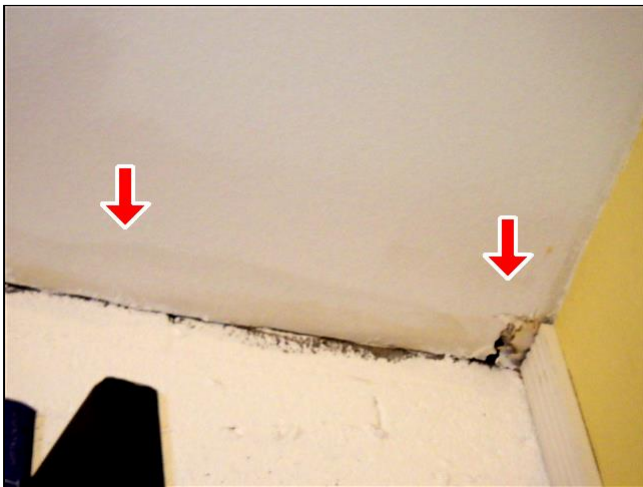


3.2 Item 8(Picture)

3.3 EVIDENCE OF LEAKING (28)

Comments: Repair or Replace

(1) There are signs of leakage (water stains) on the living room ceiling above the fireplace. I recommend professional evaluation and repair as necessary.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

(2) There are signs of leakage (water stains) at the eaves on the front of the house. I recommend professional evaluation and repair as necessary.



3.3 Item 3(Picture)



3.3 Item 4(Picture)



3.3 Item 5(Picture)



3.3 Item 6(Picture)

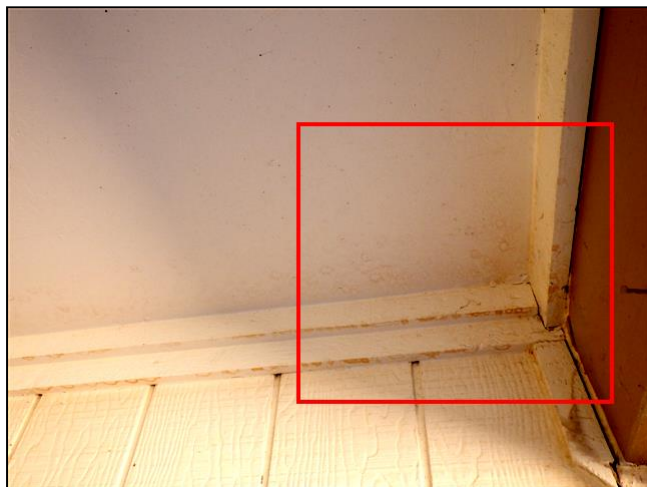
(3) There are signs of previous leakage (water stains) on the rear porch decking. I recommend further evaluation and repairs as necessary.



3.3 Item 7(Picture)



3.3 Item 8(Picture)



3.3 Item 9(Picture)

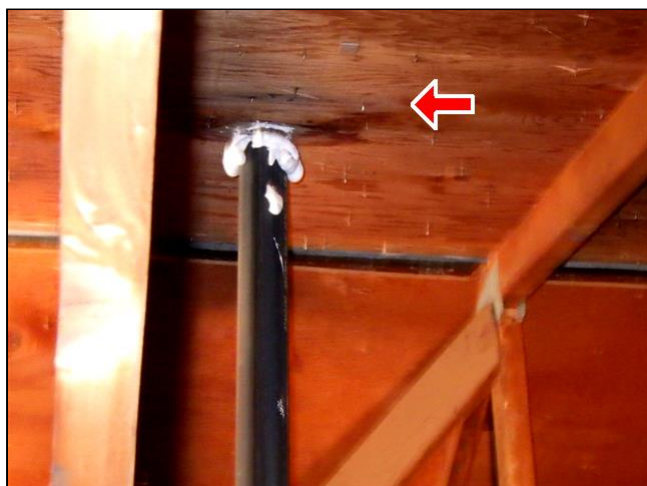
(4) There are signs of leakage (water stains) in the attic on the decking and on the trusses. I recommend professional evaluation and repair as necessary.



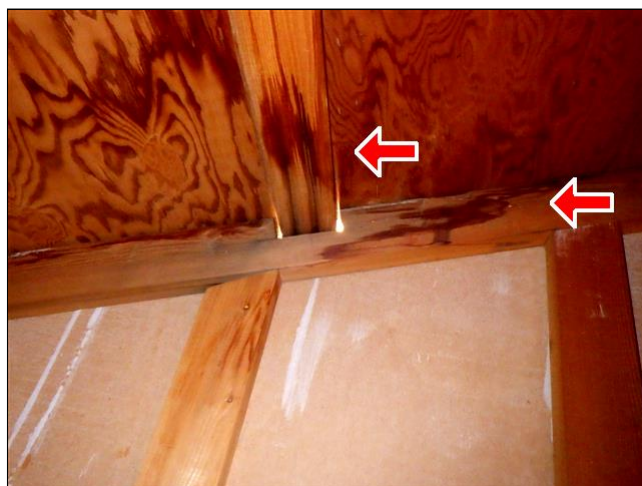
3.3 Item 10(Picture)



3.3 Item 11(Picture)



3.3 Item 12(Picture)



3.3 Item 13(Picture)

3.4 METHOD USED TO OBSERVE ROOF (29)

Comments: Inspected
Walked roof.

3.5 General**Comments:** Inspected

I recommend professional evaluation and repairs by a licensed roofer.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

INTERIOR SUPPLY/DISTRIBUTION PIPING TYPE (30):	WASTE AND VENT PIPING SYSTEM TYPE (36):	WATER HEATER TYPE (39):
COPPER	ABS	ELECTRIC

Items

4.0 INTERIOR SUPPLY/DISTRIBUTION PIPING CONDITION (30)

Comments: Inspected

The visible portions of the interior supply and distribution system are in satisfactory condition.

4.1 FIRE SPRINKLER SUPPLY/DISTRIBUTION MATERIAL

Comments: Not Present

None present.

4.2 SUPPORTS AND INSULATION CONDITION (31)

Comments: Inspected

The visible supports and insulation, where required, are in satisfactory condition.

4.3 FIXTURES AND FAUCETS CONDITION (32)

Comments: Repair or Replace

(1) The master bathroom sinks and hallway bathroom sink stops have been removed. I recommend replacement



4.3 Item 1(Picture) left and right master sinks



4.3 Item 2(Picture)

(2) The shower heads in the master bathroom and hallway bathroom are leaking. Repair or replace as needed.



4.3 Item 3(Picture)



4.3 Item 4(Picture)

(3) There is evidence of leakage at the hall bathroom toilet supply valve. I recommend professional repair/replacement to prevent further leakage.



4.3 Item 5(Picture)

(4) The toilet in the hall bathroom water runs continually in the tank. Repair as necessary

4.4 FUNCTIONAL FLOW (33)

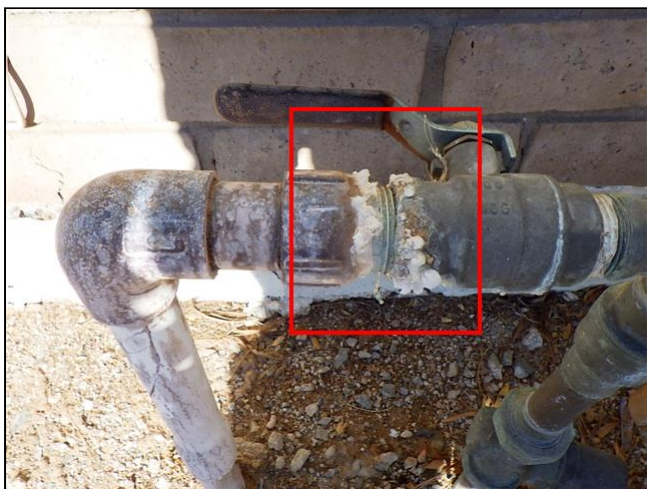
Comments: Inspected

Functional flow is defined as a reasonable flow at the highest fixture in a dwelling when another fixture in the home is operated simultaneously. The supply system provides functional flow.

4.5 WATER SUPPLY LEAKS (34)

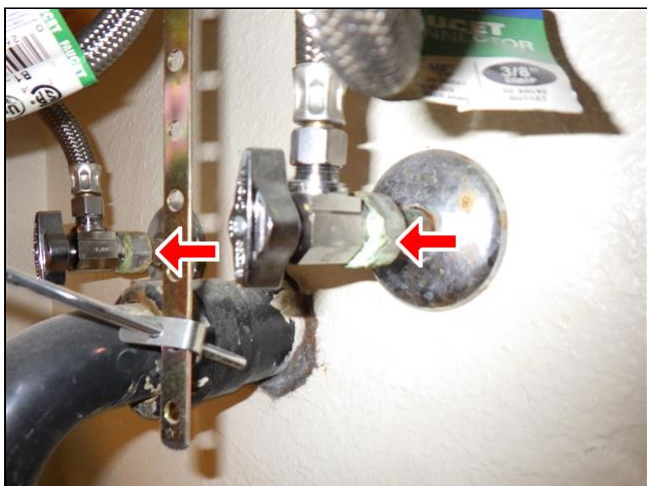
Comments: Inspected

(1) There is evidence of leakage at the irrigation supply line, I recommend professional repair as necessary

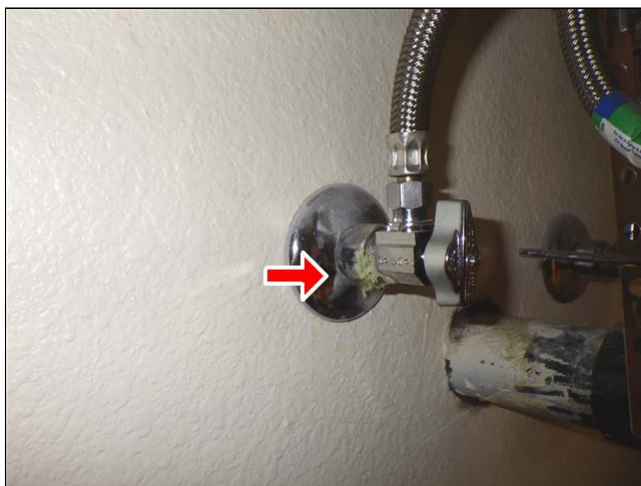


4.5 Item 1(Picture)

(2) There is leakage at the Master bathroom sinks and hall bathroom sink supply valves, repair as necessary.



4.5 Item 2(Picture)



4.5 Item 3(Picture)



4.5 Item 4(Picture)

4.6 CROSS CONNECTIONS. (35)

Comments: Inspected

Irrigation that taps into the house water supply requires a vacuum breaker to prevent contamination of the potable water supply. I recommend a licensed plumber evaluate and remedy as needed.



4.6 Item 1(Picture)

4.7 WASTE AND VENT PIPING SYSTEM CONDITION (36)

Comments: Inspected

The visible portions of the waste and vent system are in satisfactory condition.

4.8 DRAIN LEAKS (37)

Comments: Repair or Replace

The garage laundry sink drain is not connected and leaks out the bottom. Repair as needed



4.8 Item 1(Picture)

4.9 FUNCTIONAL DRAINAGE (38)

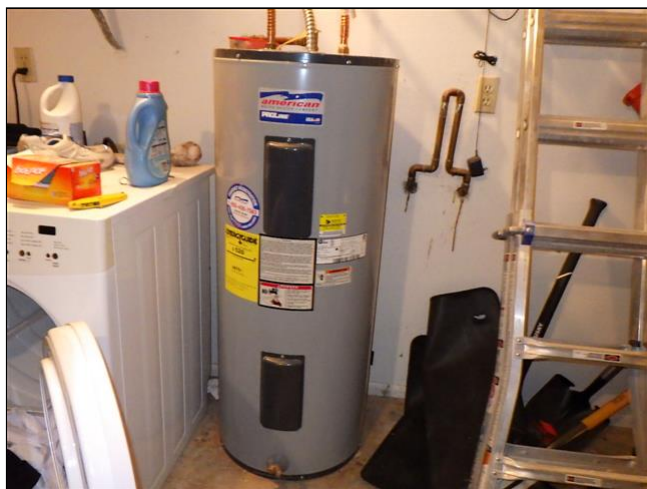
Comments: Inspected

A drain is considered functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously. The waste system provides functional drainage.

4.10 WATER HEATER CONDITION (39)

Comments: Inspected

The water heater is in satisfactory condition and operational. The service life of a water heater in Arizona is 8-12 years.



4.10 Item 1(Picture) 2012 50gal electric

4.11 AUTOMATIC SAFETY CONTROLS (40)

Comments: Inspected

A TPR valve and thermocouple/limit switch are present in each water heater, the visible portions are in satisfactory condition.

4.12 FLUES AND COMBUSTION AIR VENTS (41)

Comments: Not Present

None present.

Electric.

4.13 FUEL DISTRIBUTION SYSTEM AND SUPPORTS (42)

Comments: Not Present

None present.

Electric.

4.14 WATER PRESSURE BETWEEN 40 AND 80 PSI

Comments: Repair or Replace

Water pressure above 80 psi is considered excessive by industry standards and can cause damage to plumbing fixtures. In addition, many home warranty companies will not honor a plumbing claim if the water pressure is above 80psi. The water pressure on this home is in excess of 80 psi. I recommend lowering the water pressure to within the recommended range. There is a pressure reducing valve installed.



4.14 Item 1(Picture)

4.15 MAIN WATER SHUT OFF VALVE LOCATION. If the main valve is a gate valve we recommend replacement with a ball valve.

Comments: Inspected

The main water shut off valve is located on the front of the house.



4.15 Item 1(Picture)

4.16 SUMP PUMP

Comments: Not Present

None present.

4.17 GAS SUPPLY

Comments: Not Present

None present, all electric.

4.18 GAS APPLIANCE VALVES LOCATED.

Comments: Not Present

None present. all electric.

4.19 GENERAL

Comments: Inspected

The clean out cap is missing from the back wall underneath the kitchen sink window. Recommend replacement or repairs as needed.



4.19 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

<p>SERVICE TYPE (43): UNDERGROUND</p>	<p>SERVICE CONDUCTOR TYPE (44): ALUMINUM BARS</p>	<p>OVERCURRENT PROTECTION DEVICES TYPE (46): BREAKERS</p>
<p>SERVICE AMPERAGE/VOLTAGE (48): 120/240 VOLT 200 AMP</p>	<p>BRANCH CIRCUIT CONDUCTORS TYPE 15/20AMP: COPPER</p>	

Items

5.0 MAIN AND DISTRIBUTION PANELS, LOCATIONS AND CONDITION (47)

Comments: Inspected

(1) The main disconnect and distribution panels are located on the right of the house. The main and distribution panels are in satisfactory condition.



5.0 Item 1(Picture)

(2) Permanently identify the circuits on the dead front panel for future reference.



5.0 Item 2(Picture)

(3) The electric panel lock point is damaged/missing, repair as needed.

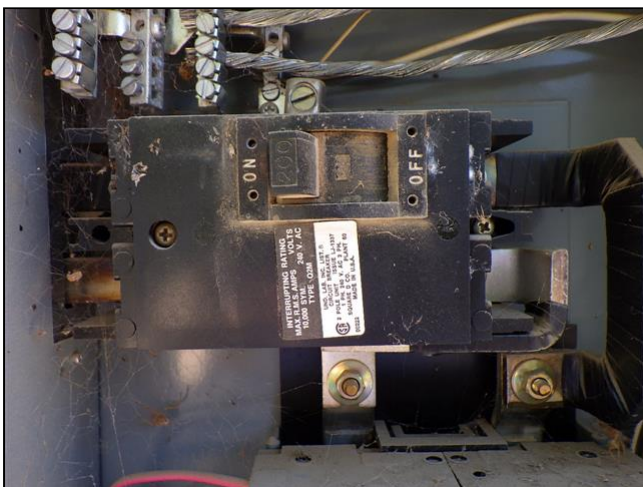


5.0 Item 3(Picture)

5.1 SERVICE CONDUCTOR AND MAIN OVERCURRENT PROTECTION DEVICE CONDITION (44)

Comments: Inspected

The visible portion of the electric service conductor and main overcurrent protection device are in satisfactory condition.

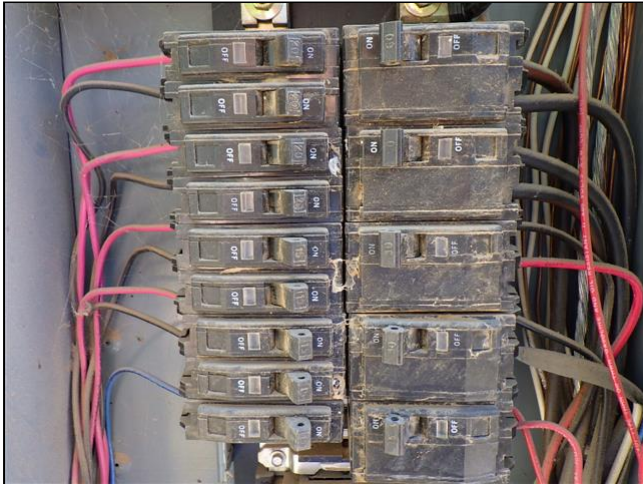


5.1 Item 1(Picture)

5.2 OVERCURRENT PROTECTION DEVICES CONDITION (46) AND BRANCH CIRCUIT CONDUCTORS CONDITION (49)

Comments: Inspected

The visible portions of the over current protection devices (breakers/fuses) and branch circuit conductors (wires) are in satisfactory condition.



5.2 Item 1(Picture)

5.3 PRESENCE OF ALUMINUM BRANCH CIRCUIT WIRING ON 15/20 AMP CIRCUITS (50)

Comments: Inspected

There is no aluminum branch circuit wiring visible on the 15/20 AMP circuits.

5.4 SERVICE GROUNDING EQUIPMENT CONDITION (45)

Comments: Inspected

The visible portions of the grounding equipment are in satisfactory condition.

5.5 COMPATIBILITY (51)

Comments: Inspected

The breakers are compatible (not oversized) with the conductor size.

5.6 LIGHTS, SWITCHES CONDITION (52)

Comments: Inspected

(1) A representative number of lights/switches were tested and are in satisfactory condition and operational.

(2) Open incandescent bulb fixtures are no longer allowed in closets, fire hazard. A recessed incandescent or surface fluorescent can be installed within 6" of the top shelf or an enclosed incandescent may be installed within 12" of the top shelf or a surface mount fluorescent may be installed on the inside wall over the door. I recommend professional evaluation and remedy as needed.



5.6 Item 1(Picture)

(3) The light globe in the hallway has been removed. I recommend replacement.



5.6 Item 2(Picture)

(4) The light fixture in the rear patio is inoperable at the switch. Replace the fixtures/bulbs as needed to verify operation or repair as necessary



5.6 Item 3(Picture)

5.7 RECEPTACLES, CONDITION, POLARITY, GROUND (53)

Comments: Inspected

(1) A representative number of receptacles were tested for polarity and ground and found to be operational and in satisfactory condition.

(2) There are several outlet covers that have been removed throughout the house, under the kitchen sink, behind the stove, entry hallway, and both front left and right bedrooms. I recommend replacement.



5.7 Item 1(Picture) under kitchen sink



5.7 Item 2(Picture) behind stove



5.7 Item 3(Picture) Entry hallway



5.7 Item 4(Picture) Front right bedroom



5.7 Item 5(Picture) front left bedroom

5.8 GROUND FAULT CIRCUIT INTERRUPTERS CONDITION (54)

Comments: Inspected

All existing GFCI protected outlets function as intended.

5.9 SMOKE DETECTORS and CARBON MONOXIDE MONITORS PRESENCE (smoke detectors over ten years old should be replaced)

Comments: Inspected

There are two types of smoke detectors installed in homes today, Ionization and Photoelectric. Ionization type detectors are installed in about 90% of homes and are more sensitive to the flaming stage of a fire. Open (fast flame) fires account for the majority of house fires and injuries but only 15% of fatalities. Ionization type detectors respond slower to smoldering fires and fail completely 20-25% of the time.

Photoelectric type detectors are more sensitive to the smoldering stages of fires which account for 12% of fires but 50% of fire fatalities and 30% of injuries. The majority of fire related deaths occur during smoldering fires while occupants of the home are sleeping.

We strongly recommend the replacement of all Ionization type smoke detectors with Photoelectric type detectors. All smoke detectors should be replaced after ten years due to loss of sensitivity.

Note - This is not a seller defect. This is our safety recommendation to you, the buyer.

5.10 GENERAL

Comments: Inspected

(1) The doorbell is inoperable, repair as needed.



5.10 Item 1(Picture)

(2) There are exposed electric junctions in the attic, remedy as needed.



5.10 Item 2(Picture)



5.10 Item 3(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEATING EQUIPMENT TYPE (55):

ROOF TOP PACKAGED HEAT PUMP/S

ENERGY SOURCE (56):

ELECTRIC

SOLID FUEL HEATING DEVICES TYPE (60):

CONVENTIONAL WOOD BURNING FIREPLACE

DISTRIBUTION SYSTEM TYPE (61):

MECHANICAL FAN/BLOWER

INSULATED DUCTS WITH REGISTERS

Items

6.0 HEATING EQUIPMENT CONDITION (55)

Comments: Inspected

The heating equipment is in satisfactory condition and operational.

6.1 AUTOMATIC SAFETY CONTROLS CONDITION (58)

Comments: Inspected

The automatic safety controls are present and in good condition.

Automatic safety controls include limit switches/thermocouples on gas furnaces and overcurrent protection on electric systems.

6.2 CHIMNEYS, FLUES AND VENTS CONDITION (59)

Comments: Inspected

(1) The flues, vents and combustion air vents are present and in good condition.

(2) Consider the addition of a chimney cap/spark arrestor to keep birds and rain out of the chimney.



6.2 Item 1(Picture)

(3) Seal up any cracks in the chimney to prevent water intrusion or damage.



6.2 Item 2(Picture)

6.3 SOLID FUEL HEATING DEVICES (fireplace) CONDITION (60) HEARTH EXTENSION

Comments: Inspected

The visible portions of the fireplace are in satisfactory condition. I recommend professional cleaning/inspection before use.

6.4 HEAT DISTRIBUTION SYSTEM CONDITION (61)

Comments: Inspected

The visible portions of the heat distribution system is in satisfactory condition.

6.5 AIR FILTERS CONDITION (62)

Comments: Inspected

The filter/s is/are in replacement condition. Install fresh filter/s as needed.

6.6 HEAT SOURCE (63)

Comments: Inspected

There is a source of heat in each habitable room.

6.7 GENERAL

Comments: Inspected

I recommend professional cleaning and service as needed.

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

COOLING EQUIPMENT TYPE (64):	ENERGY SOURCE TYPE (65):	DISTRIBUTION SYSTEM TYPE (67):
ROOFTOP PACKAGED HEAT PUMP/S	ELECTRICITY	MECHANICAL FAN/BLOWER INSULATED DUCTS AND REGISTERS

Items

7.0 COOLING EQUIPMENT CONDITION (64)

Comments: Inspected

(1) The visible portions of the cooling equipment are in satisfactory condition and operational.



7.0 Item 1(Picture) 2001 3.5ton



7.0 Item 2(Picture)

(2) Heat pumps typically last 10-15 years in Arizona. This system is a 2001 model and near the end of it's service life. I recommend regular service and maintenance as needed for maximum service life. Budget for replacement soon.

7.1 TEMPERATURE DIFFERENTIAL (temp.in-temp.out=differential) 18-24 degrees is normal.

Comments: Inspected

The temperature differential is above the normal range (25-27 degrees). I recommend professional cleaning and service as needed.

7.2 OPERATING CONTROLS (THERMOSTAT) CONDITION (66)

Comments: Inspected

The thermostat is in satisfactory condition.

7.3 DISTRIBUTION SYSTEM CONDITION (67)

Comments: Inspected

The visible portions of the distribution system are in satisfactory condition.

7.4 UNDERGROUND RETURN AIR DUCTS

Comments: Not Present

None present.

7.5 COOLING SOURCE (69)

Comments: Inspected

There is a source of cool air in each habitable room.

7.6 RETURN AIR LOCATION (not allowed from kitchen, bath, garage, closet or mechanical room)

Comments: Inspected

In approved location.

7.7 EVAPORATIVE COOLING SYSTEM

Comments: Not Present

None present.

7.8 PRIMARY AND SECONDARY CONDENSATE DRAIN LOCATIONS

Comments: Inspected

The primary and secondary drains are visible.

7.9 GENERAL

Comments: Inspected

I recommend professional cleaning and service as needed.

I recommend ??

Note: Home Warranty companies will DENY repair claims if THEY determine your air conditioning system/s have/has not been properly maintained. I recommend you have the system/s serviced now and semiannually to obtain maximum performance and service life. Keep your service records as proof of maintenance.

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Items

8.0 WALLS, CEILINGS, FLOORS CONDITION (70)

Comments: Inspected

- (1) The visible portions of the walls, ceilings and floors are in satisfactory condition except for normal wear/age.
- (2) There is damage to the walls and tiles in the master bathroom and hallway bathroom next to the tub/shower. Repair as needed.



8.0 Item 1(Picture) master bathroom



8.0 Item 2(Picture) hallway bathroom

- (3) There are baseboard moldings missing/damaged in various areas/sections of the home. I recommend repairs as necessary.
- (4) The wood flooring incomplete at the west hall closet and there are gaps along the edges and missing sections throughout the home. Recommend repairs as necessary.



8.0 Item 3(Picture)

8.1 STEPS, STAIRWAYS CONDITION (71)

Comments: Not Present

None present.

8.2 BALCONIES, RAILINGS CONDITION (72)

Comments: Not Present

None present.

8.3 COUNTERS,CABINETY CONDITION (73)

Comments: Inspected

The visible portions of the counters and cabinetry are in satisfactory condition.

8.4 DOORS CONDITION (74)

Comments: Inspected

(1) A representative number of doors were tested and found to be operational and in satisfactory condition.

(2) The closet doors have been removed in the hallway next to master bedroom and front left bedroom. I recommend replacement.



8.4 Item 1(Picture) Hallway closet



8.4 Item 2(Picture) Front left bedroom

(3) The door striker/striker plates are missing at mostly all of the interior doors adjust as needed.



8.4 Item 3(Picture)

(4) The door stops are missing at all interior doors causing dents and holes in the drywall. Remedy as needed.



8.4 Item 4(Picture)

8.5 FIRE SEPARATION WALLS AND CEILINGS CONDITION (76)

Comments: Inspected

The fire resistance of the garage and house is compromised by the dog door cut out. I recommend replacement of the existing door with a fire resistant assembly.

8.6 FIRE SEPARATION DOORS CONDITION (77)

Comments: Repair or Replace

(1) The fire separation door between the garage and house is in good condition but does not close, latch and seal automatically. I recommend adjusting the door to close automatically as required.



8.6 Item 1(Picture)

(2) The door and jamb is damaged in several areas to the garage, door rubs the jamb and bottom lock is inoperable difficult closing. Recommend repairs as necessary.



8.6 Item 2(Picture)

8.7 GENERAL

Comments: Inspected

This home is occupied, please conduct a thorough inspection of the property before closing. Spaces, surfaces and equipment concealed by personal property during the inspection were not inspected and may be damaged or defective.



8.7 Item 1(Picture)



8.7 Item 2(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

INSULATION TYPE:

BLOWN CELLULOSE
FIBERGLASS BATT

VENTILATION TYPE:

GABLE VENTS
RIDGE VENTS

Items

9.0 INSULATION CONDITION (78)

Comments: Inspected

- (1) The visible insulation is in satisfactory condition. Attic visibility is limited, portions of the attic are not visible from the attic access.
- (2) The insulation has been displaced at the knee wall in areas and I recommend re-installation to reduce heat transfer.
- (3) The attic insulation is thin in places. Consider additional insulation as needed.



9.0 Item 1(Picture)

9.1 VAPOR RETARDER CONDITION (79)

Comments: Not Present

Vapor retarder is regional requirement for colder climates. Most homes in the Phoenix area do not require vapor retarder.

9.2 ATTIC VENTILATION CONDITION (80)

Comments: Inspected

The visible portions of the attic ventilation are in satisfactory condition.

9.3 UNDER FLOOR CRAWL SPACE VENTILATION CONDITION (81)

Comments: Not Present

None present, slab on grade.

9.4 KITCHEN VENTILATION CONDITION (82)

Comments: Not Present

There is no stove vent installed, openable window only. I recommend the addition of mechanical ventilation.

9.5 BATHROOM VENTILATION CONDITION (83)

Comments: Inspected

The bathroom ventilation fans/windows are operational and in satisfactory condition.

9.6 LAUNDRY VENTILATION, DRYER VENT CONDITION (84)

Comments: Inspected

The visible sections from the clothes dryer to the exterior of the building are in satisfactory condition.

I recommend professional cleaning before use.

9.7 LAUNDRY VENTILATION, ROOM VENT CONDITION (84)

Comments: Not Present

Garage laundry location, not required.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items

10.0 DISHWASHER

Comments: Inspected

The dishwasher is in satisfactory condition and operational.

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

The range, ovens and cooktops are in satisfactory condition and operational.

10.2 FOOD WASTE DISPOSAL

Comments: Inspected

The disposal is in satisfactory condition and operational.

10.3 MICROWAVE COOKING EQUIPMENT

Comments: Not Present

None present.

10.4 TRASH COMPACTOR

Comments: Not Present

None present.

10.5 BUILT IN REFRIGERATOR

Comments: Not Present

Not present.

10.6 INSTANT HOT/COLD WATER SYSTEM

Comments: Not Present

Not present.

10.7 WARMING DRAWER

Comments: Not Present

Not present.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. SWIMMING POOLS AND EQUIPMENT**Items****11.0 Type of Pool and/or Spa.**

Comments: Inspected
In ground.



11.0 Item 1(Picture)

11.1 Interior Finish Materials. Type and condition.

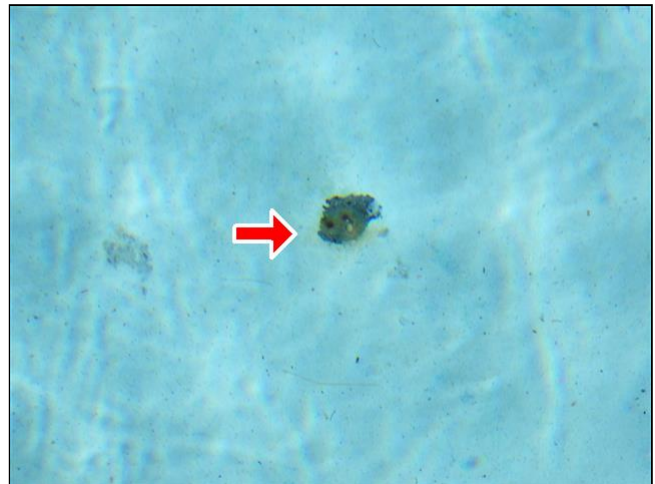
Comments: Repair or Replace

(1) The plaster is near the end of its service life. Budget for re-plastering.

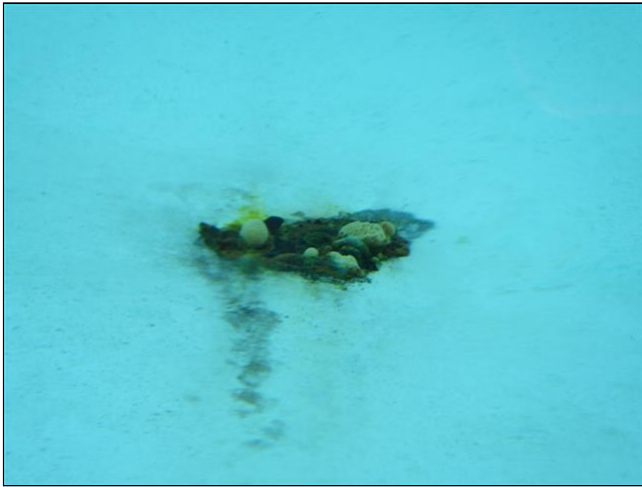
(2) The interior finish is in poor condition. Rust spots and wear spots observed. I recommend professional evaluation and repair as necessary.



11.1 Item 1(Picture)



11.1 Item 2(Picture)

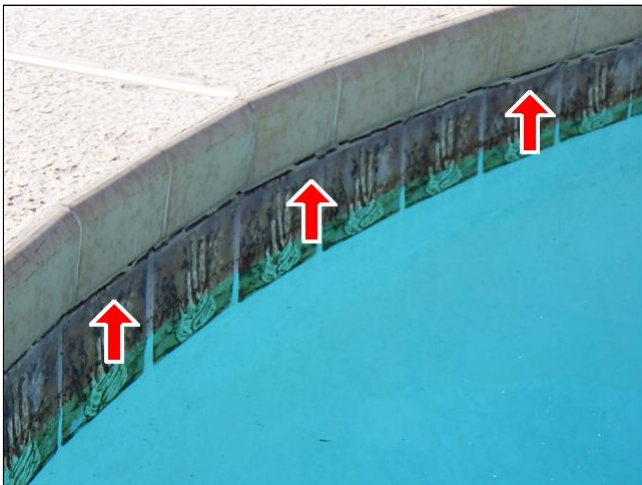


11.1 Item 3(Picture)

11.2 Deck, coping and steps. Condition of the pool and/or spa deck, internal steps and seats, external stairs and ladders, coping, perimeter tile trim, grout seam between the coping and pool structure.

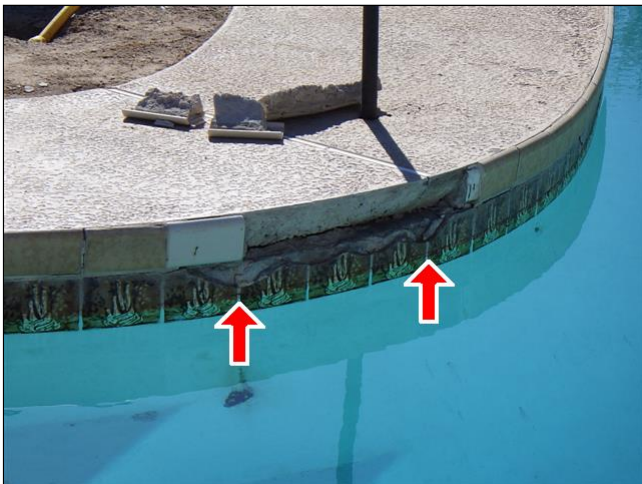
Comments: Repair or Replace

(1) The grout line under the coping is cracked, re-seal as needed

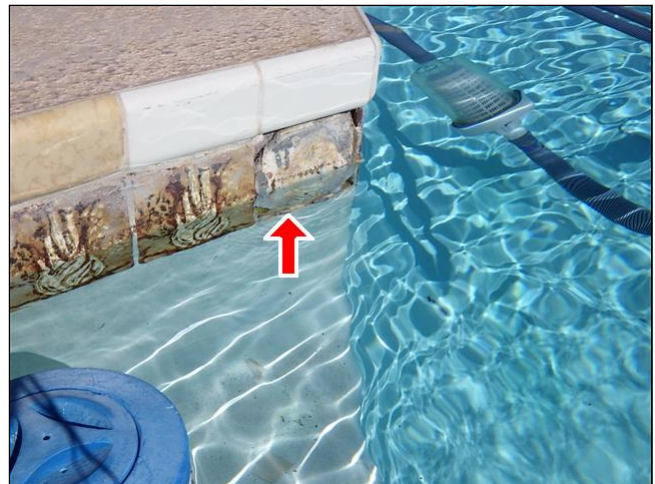


11.2 Item 1(Picture)

(2) There are several loose, missing and cracked edge tiles around the pool deck. I recommend professional repair as necessary.



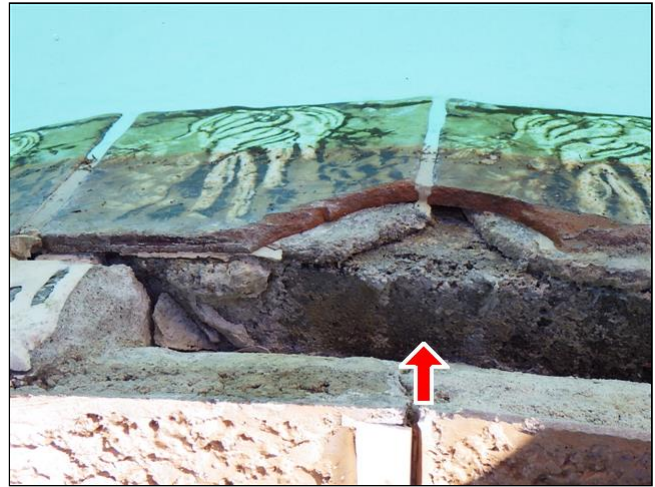
11.2 Item 2(Picture)



11.2 Item 3(Picture)



11.2 Item 4(Picture)



11.2 Item 5(Picture)

(3) The pool deck finish is peeling and chipping. I recommend professional evaluation with repairs as necessary.



11.2 Item 6(Picture)



11.2 Item 7(Picture)

11.3 Filters. Type and condition.

Comments: Inspected

(1) Sand.

(2) The filter has evidence of leaking, I recommend professional evaluation and repair as needed.



11.3 Item 1(Picture)

11.4 Cross connections.

Comments: Not Present
There is no auto-fill.

11.5 Equipment. Condition of pumps, motors, blowers, skimmers, drains, gauges, visible piping and valves.

Comments: Repair or Replace
(1) The aerator valve handle is broken, I recommend replacement



11.5 Item 1(Picture)

(2) The weir door has been removed, I recommend replacement.



11.5 Item 2(Picture)

(3) The skimmer basket is missing, I recommend replacement.

(4) The pool filter pump is leaking, repair as necessary.



11.5 Item 3(Picture)



11.5 Item 4(Picture)

11.6 Electrical Components. Condition of underwater lighting, GFCIs, conduit, components and timer assemblies. Presence and condition of external bonding of pump motors, blowers and heaters. Deck mounted controls are not tested. If the pool or spa is equipped with deck mounted controls I recommend professional evaluation and service/repair.

Comments: Inspected

(1) The pool light is operational but the GFCI associated does not turn off when tripped at pool. Recommend repairs for proper safety.



11.6 Item 1(Picture)

(2) The GFCI is present and operational but doesn't turn off the pool light. Recommend further evaluation and repairs for safety.



11.6 Item 2(Picture)

(3) The external bonding conductor for the pump motors, blowers and heater is present and in satisfactory condition.



11.6 Item 3(Picture)

11.7 Heater. Type and condition.

Comments: Not Present

11.8 Automatic Safety Controls. Pool and Spa Heaters. Presence and condition of TPR valves, limit switches, thermocouples, and disconnects.

Comments: Not Present

None present.

11.9 Cleaning systems. Type only. No representation is made regarding the operation or effectiveness of cleaning systems.

Comments: Inspected

Suction head type.



11.9 Item 1(Picture)

11.10 Handrails and Ladders. Condition.

Comments: Not Present

None present.

11.11 Child Safety Barriers. Type and condition.

Comments: Repair or Replace

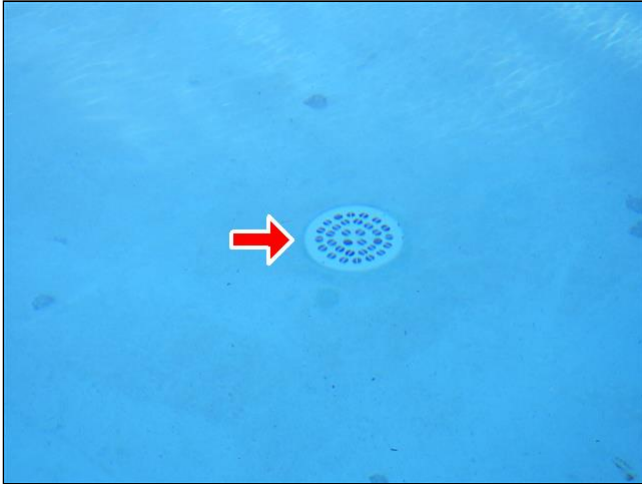
(1) I recommend the installation of child protective barriers.

(2) I recommend the addition of automatic closing devices on doors and gates that provide access to the pool area.

11.12 Entrapment Prevention Components.

Comments: Repair or Replace

There is no anti-vortex cover on the main drain and the current cover is damaged. I strongly recommend the installation of a child resistant anti-vortex cover to prevent entrapment.



11.12 Item 1(Picture)

11.13 Salt system/Ozone generator.

Comments: Not Present

11.14 GENERAL

Comments: Inspected

I recommend professional evaluation of the pool equipment with repair as necessary.

General Summary



Keylight Home Inspections

13187 W. Cypress St
Goodyear, AZ 85395
480-580-0684

Customer
Andy Handy

Address
4338 E Neverland Dr
Phoenix AZ 85044

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. STRUCTURAL COMPONENTS

1.0 FOUNDATION CONDITION (6)

Repair or Replace

(1) Cracking and deterioration observed at multiple locations of the surrounding stem wall foundation including front back and both left/right sides of the house. I recommend professional evaluation and repairs by a licensed contractor.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)

(2) There is evidence of water penetration into the rear of the house. This is likely due to the grade in the back yard sloping towards the house. Adjust the grade to direct surface water away from the affected area and keep the soil adjacent to the foundation as dry as possible.



1.0 Item 9(Picture)



1.0 Item 10(Picture)

(3) The front planter was improperly installed/ designed against the foundation stem wall and/or exterior wall. 4 to 6 inches of foundation is typically recommended to be visible in order to properly identify foundation problems. This condition not only limits inspection visibility but also creates a potential moisture concern. Recommend separating planter materials from exterior structure and ensuring any damages present are professionally repaired.



1.0 Item 11(Picture)

1.2 WALL CONDITION (8)

Inspected

(2) The wall is bowed inward on the top left side of the house. I recommend professional evaluation with repairs as necessary.



1.2 Item 1(Picture)

1.4 ROOF/CEILING CONDITION (10)

Repair or Replace

(1) Truss members out of position at the west end of attic and the exterior siding is bowed in at this end. I recommend further evaluation by a licensed professional and repair as necessary.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)

(2) There is a cracked/damaged truss member in the middle portion of the attic. I recommend further evaluation by a licensed professional and repair as necessary.



1.4 Item 4(Picture)

1.8 GENERAL

Inspected

I recommend removal of the personal property stored in the attic.



1.8 Item 1(Picture)

2. EXTERIOR

2.2 ENTRYWAY DOORS CONDITION AND OPERATION (15)

Inspected

(2) The front door bolt lock is very difficult to lock. Repair or replace as necessary.



2.2 Item 1(Picture)

(3) There is daylight visible around the front door, remedy as needed.



2.2 Item 2(Picture)

2.9 GRADING, DRAINAGE, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (22)

Inspected

(1) The grade is sloped toward the house in several locations. This will direct surface water into the soil adjacent to the foundation and cause water damage to the foundation concrete. Adjust the grade to direct surface water away from the foundation to prevent water damage.



2.9 Item 1(Picture)



2.9 Item 2(Picture)



2.9 Item 3(Picture)

(2) Fill in the holes and adjust the grade to direct water away from the foundation.



2.9 Item 4(Picture)



2.9 Item 5(Picture)



2.9 Item 6(Picture)



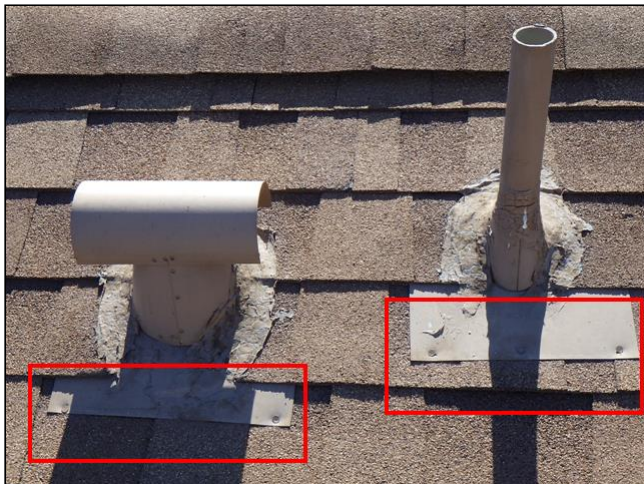
2.9 Item 7(Picture)

3. ROOFING

3.2 FLASHINGS AT ROOF PENETRATIONS, SKYLIGHTS AND CHIMNEYS CONDITION (27)

Repair or Replace

(1) Seal the exposed nails and staples at the flashings to prevent leakage.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)

3.3 EVIDENCE OF LEAKING (28)

Repair or Replace

(1) There are signs of leakage (water stains) on the living room ceiling above the fireplace. I recommend professional evaluation and repair as necessary.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

(2) There are signs of leakage (water stains) at the eaves on the front of the house. I recommend professional evaluation and repair as necessary.



3.3 Item 3(Picture)



3.3 Item 4(Picture)



3.3 Item 5(Picture)



3.3 Item 6(Picture)

(3) There are signs of previous leakage (water stains) on the rear porch decking. I recommend further evaluation and repairs as necessary.



3.3 Item 7(Picture)



3.3 Item 8(Picture)



3.3 Item 9(Picture)

(4) There are signs of leakage (water stains) in the attic on the decking and on the trusses. I recommend professional evaluation and repair as necessary.



3.3 Item 10(Picture)



3.3 Item 11(Picture)



3.3 Item 12(Picture)



3.3 Item 13(Picture)

4. PLUMBING SYSTEM

4.3 FIXTURES AND FAUCETS CONDITION (32)

Repair or Replace

(1) The master bathroom sinks and hallway bathroom sink stops have been removed. I recommend replacement



4.3 Item 1(Picture) left and right master sinks



4.3 Item 2(Picture)

(2) The shower heads in the master bathroom and hallway bathroom are leaking. Repair or replace as needed.



4.3 Item 3(Picture)



4.3 Item 4(Picture)

(3) There is evidence of leakage at the hall bathroom toilet supply valve. I recommend professional repair/ replacement to prevent further leakage.



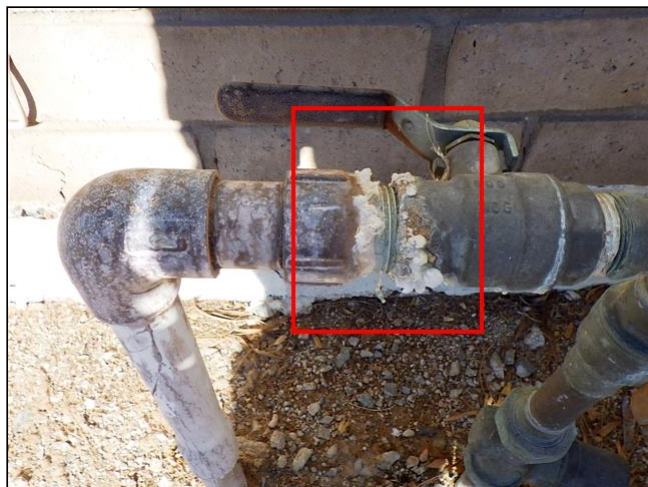
4.3 Item 5(Picture)

(4) The toilet in the hall bathroom water runs continually in the tank. Repair as necessary

4.5 WATER SUPPLY LEAKS (34)

Inspected

(1) There is evidence of leakage at the irrigation supply line, I recommend professional repair as necessary



4.5 Item 1(Picture)

4.8 DRAIN LEAKS (37)

Repair or Replace

The garage laundry sink drain is not connected and leaks out the bottom. Repair as needed

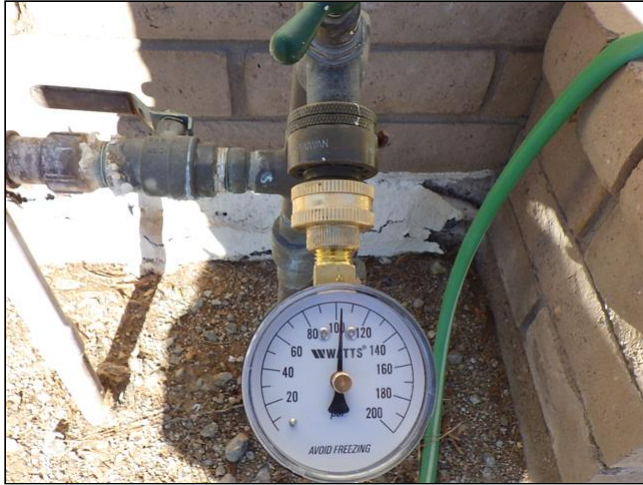


4.8 Item 1(Picture)

4.14 WATER PRESSURE BETWEEN 40 AND 80 PSI

Repair or Replace

Water pressure above 80 psi is considered excessive by industry standards and can cause damage to plumbing fixtures. In addition, many home warranty companies will not honor a plumbing claim if the water pressure is above 80psi. The water pressure on this home is in excess of 80 psi. I recommend lowering the water pressure to within the recommended range. There is a pressure reducing valve installed.



4.14 Item 1(Picture)

4.19 GENERAL

Inspected

The clean out cap is missing from the back wall underneath the kitchen sink window. Recommend replacement or repairs a needed.



4.19 Item 1(Picture)

5. ELECTRICAL SYSTEMS

5.0 MAIN AND DISTRIBUTION PANELS, LOCATIONS AND CONDITION (47)

Inspected

(2) Permanently identify the circuits on the dead front panel for future reference.



5.0 Item 2(Picture)

(3) The electric panel lock point is damaged/missing, repair as needed.



5.0 Item 3(Picture)

5.6 LIGHTS, SWITCHES CONDITION (52)

Inspected

(2) Open incandescent bulb fixtures are no longer allowed in closets, fire hazard. A recessed incandescent or surface fluorescent can be installed within 6" of the top shelf or an enclosed incandescent may be installed within 12" of the top shelf or a surface mount fluorescent may be installed on the inside wall over the door. I recommend professional evaluation and remedy as needed.



5.6 Item 1(Picture)

(3) The light globe in the hallway has been removed. I recommend replacement.



5.6 Item 2(Picture)

(4) The light fixture in the rear patio is inoperable at the switch. Replace the fixtures/bulbs as needed to verify operation or repair as necessary



5.6 Item 3(Picture)

**5.7 RECEPTACLES, CONDITION, POLARITY, GROUND (53)
Inspected**

(2) There are several outlet covers that have been removed throughout the house, under the kitchen sink, behind the stove, entry hallway, and both front left and right bedrooms. I recommend replacement.



5.7 Item 1(Picture) under kitchen sink



5.7 Item 2(Picture) behind stove



5.7 Item 3(Picture) Entry hallway



5.7 Item 4(Picture) Front right bedroom



5.7 Item 5(Picture) front left bedroom

5.10 GENERAL

Inspected

(1) The doorbell is inoperable, repair as needed.



5.10 Item 1(Picture)

(2) There are exposed electric junctions in the attic, remedy as needed.



5.10 Item 2(Picture)



5.10 Item 3(Picture)

6. HEATING

6.2 CHIMNEYS, FLUES AND VENTS CONDITION (59)

Inspected

(2) Consider the addition of a chimney cap/spark arrestor to keep birds and rain out of the chimney.



6.2 Item 1(Picture)

(3) Seal up any cracks in the chimney to prevent water intrusion or damage.



6.2 Item 2(Picture)

7. CENTRAL AIR CONDITIONING

7.1 TEMPERATURE DIFFERENTIAL (temp.in-temp.out=differential) 18-24 degrees is normal.

Inspected

The temperature differential is above the normal range (25-27 degrees). I recommend professional cleaning and service as needed.

8. INTERIORS

8.0 WALLS,CEILINGS,FLOORS CONDITION (70)

Inspected

(2) There is damage to the walls and tiles in the master bathroom and hallway bathroom next to the tub/shower. Repair as needed.



8.0 Item 1(Picture) master bathroom



8.0 Item 2(Picture) hallway bathroom

(3) There are baseboard moldings missing/damaged in various areas/sections of the home. I recommend repairs as necessary.

(4) The wood flooring incomplete at the west hall closet and there are gaps along the edges and missing sections throughout the home. Recommend repairs as necessary.



8.0 Item 3(Picture)

8.4 DOORS CONDITION (74)

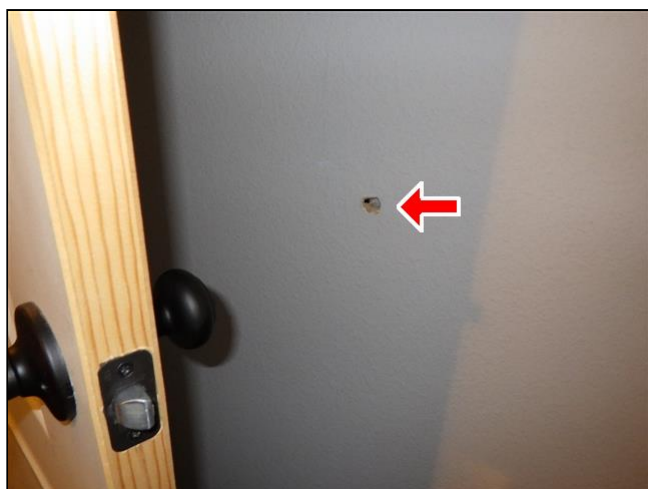
Inspected

(3) The door striker/striker plates are missing at mostly all of the interior doors adjust as needed.



8.4 Item 3(Picture)

(4) The door stops are missing at all interior doors causing dents and holes in the drywall. Remedy as needed.



8.4 Item 4(Picture)

8.5 FIRE SEPARATION WALLS AND CEILINGS CONDITION (76)

Inspected

The fire resistance of the garage and house is compromised by the dog door cut out. I recommend replacement of the existing door with a fire resistant assembly.

8.6 FIRE SEPARATION DOORS CONDITION (77)

Repair or Replace

(1) The fire separation door between the garage and house is in good condition but does not close, latch and seal automatically. I recommend adjusting the door to close automatically as required.



8.6 Item 1(Picture)

(2) The door and jamb is damaged in several areas to the garage, door rubs the jamb and bottom lock is inoperable difficult closing. Recommend repairs as necessary.

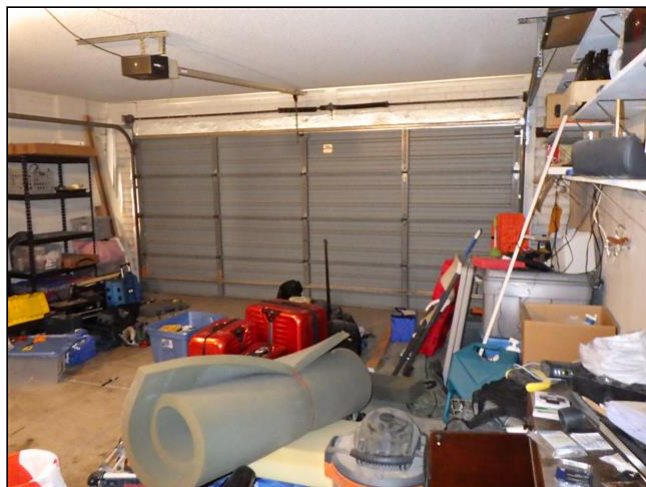


8.6 Item 2(Picture)

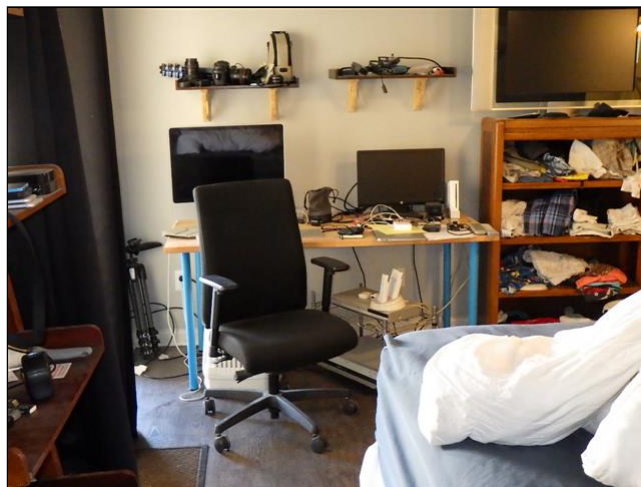
8.7 GENERAL

Inspected

This home is occupied, please conduct a thorough inspection of the property before closing. Spaces, surfaces and equipment concealed by personal property during the inspection were not inspected and may be damaged or defective.



8.7 Item 1(Picture)



8.7 Item 2(Picture)

9. INSULATION AND VENTILATION

9.0 INSULATION CONDITION (78)

Inspected

(2) The insulation has been displaced at the knee wall in areas and I recommend re-installation to reduce heat transfer.

(3) The attic insulation is thin in places. Consider additional insulation as needed.



9.0 Item 1(Picture)

11. SWIMMING POOLS AND EQUIPMENT

11.1 Interior Finish Materials. Type and condition.

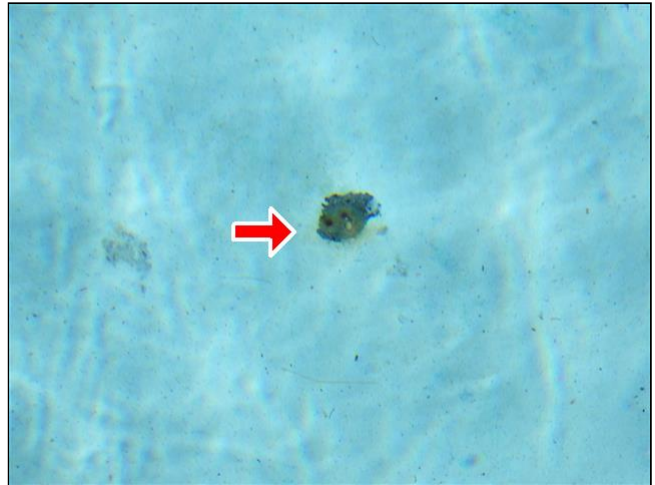
Repair or Replace

(1) The plaster is near the end of its service life. Budget for re-plastering.

(2) The interior finish is in poor condition. Rust spots and wear spots observed. I recommend professional evaluation and repair as necessary.



11.1 Item 1(Picture)



11.1 Item 2(Picture)

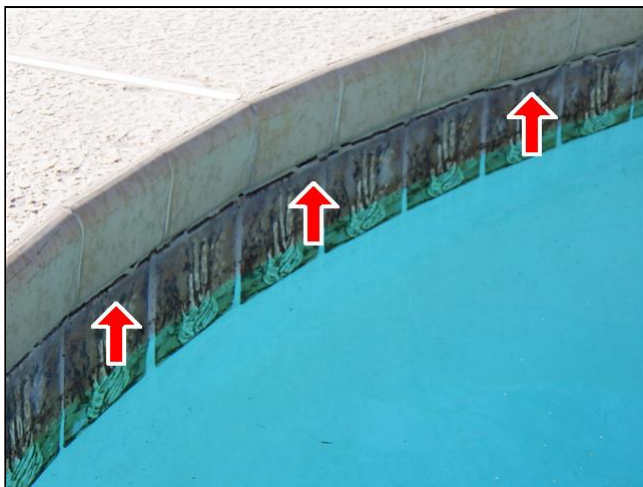


11.1 Item 3(Picture)

11.2 Deck, coping and steps. Condition of the pool and/or spa deck, internal steps and seats, external stairs and ladders, coping, perimeter tile trim, grout seam between the coping and pool structure.

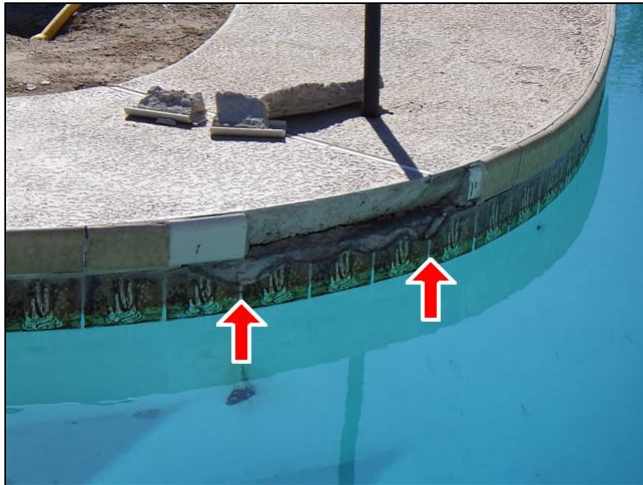
Repair or Replace

(1) The grout line under the coping is cracked, re-seal as needed

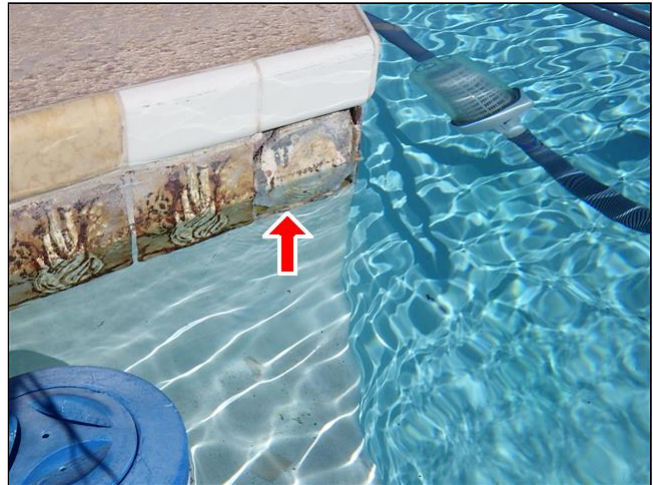


11.2 Item 1(Picture)

(2) There are several loose, missing and cracked edge tiles around the pool deck. I recommend professional repair as necessary.



11.2 Item 2(Picture)



11.2 Item 3(Picture)

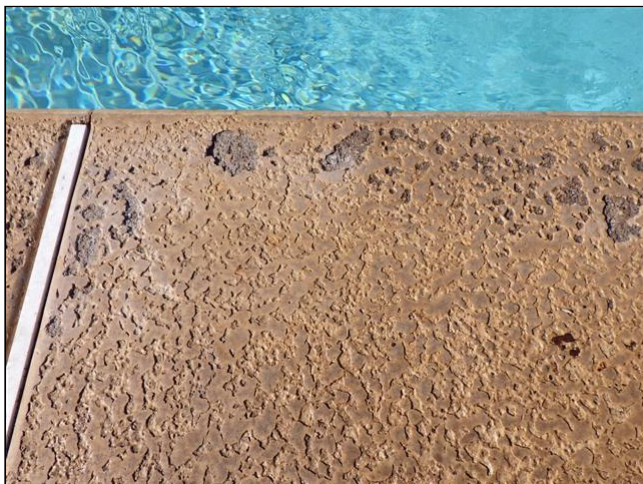


11.2 Item 4(Picture)



11.2 Item 5(Picture)

(3) The pool deck finish is peeling and chipping. I recommend professional evaluation with repairs as necessary.



11.2 Item 6(Picture)



11.2 Item 7(Picture)

11.3 Filters. Type and condition.

Inspected

(2) The filter has evidence of leaking, I recommend professional evaluation and repair as needed.



11.3 Item 1(Picture)

11.5 Equipment. Condition of pumps, motors, blowers, skimmers, drains, gauges, visible piping and valves.

Repair or Replace

(1) The aerator valve handle is broken, I recommend replacement



11.5 Item 1(Picture)

(2) The weir door has been removed, I recommend replacement.



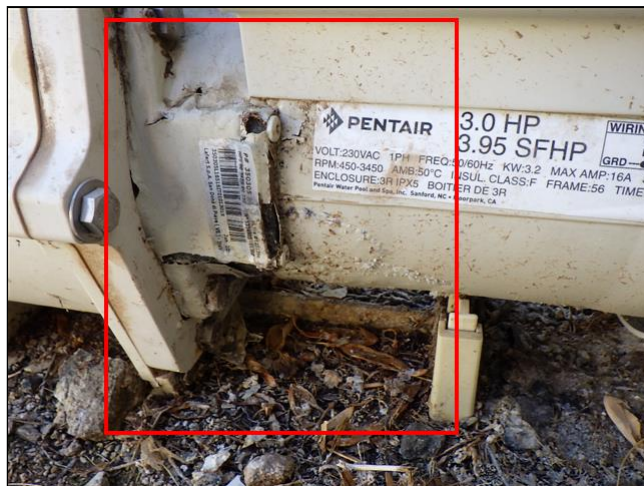
11.5 Item 2(Picture)

(3) The skimmer basket is missing, I recommend replacement.

(4) The pool filter pump is leaking, repair as necessary.



11.5 Item 3(Picture)



11.5 Item 4(Picture)

11.6 Electrical Components. Condition of underwater lighting, GFCIs, conduit, components and timer assemblies. Presence and condition of external bonding of pump motors, blowers and heaters. Deck mounted controls are not tested. If the pool or spa is equipped with deck mounted controls I recommend professional evaluation and service/repair.

Inspected

(1) The pool light is operational but the GFCI associated does not turn off when tripped at pool. Recommend repairs for proper safety.



11.6 Item 1(Picture)

(2) The GFCI is present and operational but doesn't turn off the pool light. Recommend further evaluation and repairs for safety.



11.6 Item 2(Picture)

11.11 Child Safety Barriers. Type and condition.

Repair or Replace

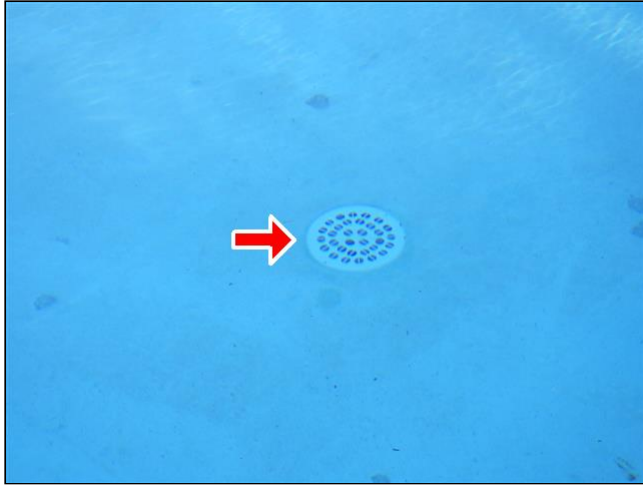
(1) I recommend the installation of child protective barriers.

(2) I recommend the addition of automatic closing devices on doors and gates that provide access to the pool area.

11.12 Entrapment Prevention Components.

Repair or Replace

There is no anti-vortex cover on the main drain and the current cover is damaged. I strongly recommend the installation of a child resistant anti-vortex cover to prevent entrapment.



11.12 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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