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8507 Hall St, Lenexa KS 66219 Ph. 913-645-8901 Email: [schultzem21@gmail.com](mailto:schultzem21@gmail.com)

## The Report

For the Jones

11111 Sample Address, Shawnee, KS 66211



We highly recommend that the entire report including the standards of practice, limitations, scope of the inspection and inspection agreement be read as there may be other facts or conditions not contained in a home inspection document that may affect your conclusions or decisions.

**Inspected by: Mark Schultze**

**Realtor: Max Smith**

**Date: 12/31/2019**

**Reece & Nichols**

**Time: 3:02 PM**

**816-555-5555**

# PROPERTY INSPECTION

## SUMMARY REPORT

### The Report

11111 Sample Address, Shawnee, KS 66211

The following items are extracted from the full report and presented here as a summary for the readers convenience only. No representation is made that this is an all inclusive list of conditions that are important for consideration. For instance, ***maintenance, recommended upgrades, monitor and consult the seller*** recommendations may be noted in the body of the report only.

We highly recommend that the entire report including the standards of practice, limitations, scope of the inspection and inspection agreement be read as there may be other facts or conditions that may affect your conclusions or decisions. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney.

Each of these summary items will likely require further evaluation and repair by appropriate persons i.e.(licensed and qualified plumber, contractor, engineer, electrician, pest technician, etc.). We suggest that you obtain full evaluations of all systems and components and receive competitive estimates for these items ***before close of inspection period.***

#### SITE AND GROUNDS

##### Balconies Porches & Decks

##### *Deck Condition*

**Repair:** The deck was missing joist hangers. We recommend the installation of the joist hangers as required. **Safety Concern:** The ledger board of the deck was not attached to the building properly. Currently it is attached with only nails or deck screws. Recommend adding more lag screws as recommended by best practices.. Common building practice is for the ledger board to be attached with lag screws for safety. We recommend further review for a better understanding of replacement costs/repairs and present condition.

##### *Railing & Step Conditions*

**Repair:** Best practices recommend a gap of no more than 4" on the risers of the stairs as a safety concern. Recommend installing additional boards to reduce this gap.

#### EXTERIOR STRUCTURE / CLADDING

##### Structure & Cladding

##### *Wall Cladding Condition*

**Repair:** Damage siding was noted at the left side area exterior wall surfaces: wood pecker and deterioration. Attention to the hole and/or damage is required to keep out water intrusion and pests. We recommend repair to current industry trade standards as required.

##### Trim / Fascia / Eaves

##### *Trim Condition*

**Repair:** Deterioration of the trim was observed at the front side exterior garage door frames. We recommend that any deteriorated exterior door trim be repaired or replaced as required.

## Fascia & Soffits

### *Fascia/Soffit Conditions*

**Repair:** Damaged fascia board caused by a woodpecker was noted at the left side area. We recommend that any damaged fascia board be repaired or replaced as required.

**Repair:** Damaged soffit board was noted at the back side area(s). We recommend that any area of soffit deterioration or damage be repaired or replaced.

## ROOF

### Chimney(s)

#### *Chimney Conditions*

**Repair:** The mortar cap on top of the chimney has cracked and is in need of repair. Attention to the repair of the mortar cap is recommended to keep out moisture.

**Repair:** the flashing around the base of the chimney on the roof is failing in that the flashing is torn or bent, the caulking is cracked or missing, or the flashing is separated from the roof or chimney. Recommend repair.

## PARKING STRUCTURE

### Parking Structure

#### *Slab & Interior Conditions*

**Consult Seller:** Stains at the ceiling were observed at the garage indicating a past or present leak. Consult with the seller as to the nature of the staining and any possible repairs made.

#### *Opener Conditions*

**Safety Concern:** The south garage door opener did not have safety beam system to reverse the movement in the event of contact with an object. We recommend the installation of such a safety device as an upgrade to the garage door opener system.

## WATER HEATER

### Water Connections

#### *Water Connections*

**Further Review:** a hot water pressure relief tank was not installed. A hot water heater expansion tank can both resolve and prevent high water pressure. Unresolved, excessive pressure can seriously compromise the durability, performance and the efficiency of the system. Recommend installing an expansion tank.

### TPR Valve

#### *T-P Relief Valve*

**Safety Concern:** The water heater temperature pressure relief valve discharge piping terminates too high off the ground. For safety, the temperature and relief valve discharge pipe should terminate within 6" of the ground or floor. We recommend repair as required.

## HVAC

### Cooling System

#### *Cooling System Conditions*

**Further Review:** The cooling system for this building was not tested at the central zone because of limiting factors. The air temperature must be above 65 degrees at the time of inspection with the power on and a heat strip at the compressor, or the temperature must be above 65 degrees for the prior 24hrs if the power was either off or if a heater band is not installed at the compressor to keep the freon and the oil separated. We recommend further review for a better understanding of replacement/repair costs if any, and present condition.

**Repair:** The AC pad at the central zone must be level within 5 degrees. A non-level surface by more than this amount will void manufacturers warranties and may have adverse effects on the longevity of the unit. We recommend that a pad be installed and properly leveled to achieve a flat non-sloped surface as required.

#### Fireplace

##### *Firebox*

**Safety Concern:** Some or all of the mortar was missing between the bricks in the fireplace box as well as a crumbling brick. This is a safety concern as sparks can exit between these seams and through the crumbling brick. Recommend sealing these gaps by a chimney expert.

## **ELECTRICAL SYSTEM**

### Service & Panel Conditions

#### *Panel Conditions*

**Safety Concern:** Two open ports were observed in the main service panel where a "knockout" had been removed. This presents a safety hazard to probing fingers and a pathway into the panel for insects and rodents. We recommend that these holes be covered as necessary to block entry into the "hot" portions of the panel.

#### *Panel Wiring Conditions*

**Repair:** More than one wire was installed in at least one breaker(s) which was designed for the installation of only one wire: lower right side. This "double tapping" cannot ensure that both wires, installed under a screw designed to carry only one wire, receive the same amount of pressure from the screw. Because positive connection for all the wires under the screw may not be the same there is a possibility of arcing. This arcing can result in dangerous resistance and heat buildup within the circuit, and is considered an improper electrical trade practice. We recommend the elimination of all double tapping by an appropriate person.

### Switches Fixtures & Outlets

#### *Switch Conditions*

**Repair:** A 3 way switch was observed in the dining room as not functioning correctly. It is possible that a 2 way switch has been installed at this location making the 3 way circuit inoperable when in the off position. We recommend replacement of all non functioning or incorrect type switches.

#### *Receptacle Conditions*

**Safety Concern:** The neutral or white wire was not connected properly and it is quite possible that the ground is carrying the current at the outlet to the left of the front entrance. This is a safety concern and should be promptly addressed. We recommend that the receptacle and circuit be evaluated and repaired as required.

**Repair:** The outlets at the following locations were observed to be wired backwards, or reverse polarity: under front window in living room, in basement, in garage on south and north walls, and downstairs family room. All improperly wired receptacles should be repaired to ensure that they are safe and dependable.

**Repair:** Ungrounded three-prong receptacles were observed at in the lower level bedroom on front wall and on garage on back wall. We recommend that any ungrounded three-prong receptacle be grounded.

## Wiring Conditions

### *Wiring Problems*

**Repair:** Missing conduit was noted in the basement along walls and above the water heater and in the garage on south and north walls. **Additionally**, there were unsecured outlets in the cabinet above the microwave and in the basement on the front wall.. We recommend that conduit be installed and the outlets secured.

## GFCI / ARC Faults

### *GFCI / Arc Fault Condition*

**Safety Concern:** A ground fault circuit interrupter breaker (GFCI) was not installed for all currently required locations. This could pose a serious safety condition and this shock protection device should be installed at locations within 6 feet of a water source (sink), a garage or workshop area and at all exterior receptacle locations. We recommend that GFCI receptacle protection be installed according to current applicable standards as a safety upgrade wherever needed. Missing in Kitchen- 1 north, 2 right side of sink, exterior, basement bathroom, basement and garage. **Safety Concern:** The master bath ground fault circuit interrupter breaker (GFCI) receptacle did not function as intended. This could pose a serious safety condition and we recommend that this GFCI breaker be replaced as soon as possible.

## **INTERIOR**

### Ceilings / Walls / Floors

#### *Ceiling & Wall Conditions*

**Repair:** An area of the wall appeared to be bowed on the wall between the stairwell and the garage. Cause could not be determined. Recommend further investigation and repair.

**Monitor:** One stress crack was observed at the living room walls above the front entrance door. These types of cracks are common and are generally a cosmetic condition only. No visible structural issues were observed. Many factors contribute to this type of crack. Shrinkage and settlement are the primary causes. We recommend that the stress cracking be monitored with correction as necessary.

#### *Floor Condition*

**Further Review:** The floor was observed to be soft/spongy in front of the shower in the master bath. Soft flooring may indicate non visible structural issues. We recommend further review for a better understanding of replacement costs/repairs and present condition.

### Stairs & Railings

#### *Interior Rail Condition*

**Safety Concern:** The baluster spacing on the upper floor on both sides of the stairway were non-conforming, the balusters were spaced too far apart (greater than 4"). Although this installation may have been acceptable at the time of construction, upgrading for safety should be considered.

### Smoke & Carbon Detectors

#### *Smoke Detectors*

**Safety Concern:** The latest standards require that smoke detectors be installed in all bedrooms and hallways leading to bedrooms. We recommend upgrading for fire safety. The smoke detectors were noted on their location only. They were installed in proper locations with any exceptions noted. Smoke detectors are designed so that you can test them yourself on a regular basis (most manufacturers suggest monthly). More importantly, the test button only checks for power, it does not test the sensing mechanism. Older smoke detectors may not work even if they respond to the test button. We strongly suggest that you replace all older smoke detectors as a part of routine maintenance.

## KITCHEN

### Sinks / Cabinets / Countertops

#### *Faucet Condition*

**Repair:** The faucet on the kitchen sink was found to be loose at the base. This may allow water to leak into the cabinet below and/or cause leakage from movement. We recommend re-securing and sealing the faucet.

## BATHROOM(S)

### Sinks / Cabinets

#### *Sink Conditions*

**Repair:** The aerator is partially clogged in the lower level bath(s). We recommend the replacement or cleaning of the faucet aerator(s) for proper fixture function.

### Bathtub / Shower

#### *Faucet Condition*

**Repair:** The lower level bath tub/shower faucet(s) was found to be difficult to operate and was not able to be turned on. We recommend repair or replacement of the faucet(s).

### Ventilation

#### *Ventilation Condition*

**Repair:** The ventilation in the lower level bath is inadequate as this room has no window or exhaust fan. A working ventilation fan or window is required for proper removal of moist air from the structure. We recommend that additional ventilation be provided for with either a window or a exhaust fan.



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## PROPERTY INSPECTION REPORT

*12/31/2019*

Dear Chris Jones

At your request we have performed an inspection of the property at 11111 Sample Address, Shawnee, KS on 12/31/2019

[Schultze Property Inspect, LLC](#), is pleased to submit the enclosed report. Understand that there are limitations to this inspection. Many components of the building are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing the building, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

The Standards of Professional Practice for KS Home Inspectors (included with this report) are the standards by which our inspections are performed. These standards more specifically explain the scope of the inspection. The Standards of Professional Practice for KS Home Inspectors prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the building in the future, we would be happy to answer these. We hope you will recommend our services to your friends and associates.

Sincerely,

Mark Schultze

**Schultze Property Inspect, LLC**

# Scope of Inspection

Schultze Property Inspect endeavors to perform all inspections in substantial compliance with the Standards of Practice of the American Society of Home Inspectors, (ASHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the ASHI Standards, except as may be noted in the "Limitations of Inspection" sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the ASHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A complete copy of the ASHI Standards of Practice is available at:

[http://www.homeinspector.org/docs/standards\\_updated.pdf](http://www.homeinspector.org/docs/standards_updated.pdf)

Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks, or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

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# INTRODUCTORY NOTES

## REPORT LIMITATIONS:

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT. Absent written consent, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee, the person who transmits the report to a party not named in the contract. The client understands that the inspection report is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses opinions of the inspector, based on his visual impressions of the conditions that existed at the time of the inspection only.

The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such.

Any opinions expressed regarding adequacy, capacity, or expected life of the components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with the trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

This report is **CONFIDENTIAL**, and is furnished solely for the use and benefit of the client. This report is not intended to be relied upon by any other party not named on the report and Inspection Agreement. Refer to the Inspection Agreement for the full terms, conditions and limitations of this inspection. Do not transfer this report to a third party without consulting that agreement as a transfer will in effect make enforceable any and all liabilities attributable to the report to the transferee.

This inspection does not include compliance with building codes. If you want a 'code inspection' you'll need to talk to the local building department since they're the only people with the authority to do a code compliance inspection. We do not search public records and we make no comment on the legal uses of the property.

## KEY TO THE TERMS USED IN THIS REPORT:

For your convenience, the following terms have been used in this report along with a recommendation for action before the end of the inspection period. All actions indicated should be evaluated and carried out by *appropriate persons*. An appropriate person defined in our Standards of Practice is a person that is a "licensed" qualified professional, engineer, tradesman, or service technician deemed appropriate for the type of repair or evaluation indicated.

**Repair:** Specific notation is made that the corresponding issue, item or system needs to be reviewed/evaluated and corrected by competent licensed repair personnel. This notation may indicate a need for immediate major repair which in most cases an *appropriate person* is needed.

**Maintenance:** Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by competent personnel.

**Recommended Upgrade:** Specific notation is made that the corresponding issue, item or system should be upgraded to conform with newer safety and/or health standards.

**Consult Seller:** Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

**Monitor:** Item or condition should be monitored for future conditions that would suggest that a repair is needed. Consult an *appropriate person* prior to the end of the inspection period if not familiar with the issue, item or system requirements.

**Further Review:** Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector, hidden factors may exist. We recommend a complete evaluation by *appropriate persons* before the end of the inspection period for a thorough understanding of the scope of the repairs that may be needed.

**Safety Concern:** The notation refers to a safety concern evident in an issue, item or system with which immediate correction is recommended. In most cases an *appropriate person* is needed.

**"Adverse conditions":** This notation refers to unfavorable conditions evident at the time of inspection which will require further evaluation with any necessary correction performed by *appropriate persons*.

**"Satisfactory", "Generally acceptable condition" and "Operational":** When the report indicates that a component is satisfactory, operational or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item which is stated to be satisfactory, operational or in generally acceptable condition may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

Further definitions of inspection terms can be found in the glossary of terms provide by the directing Standards of Professional Practice.

Other issues, items or systems not addressed in the standards of practice may be commented on in this report, but only as a courtesy to our client. Issues, items and systems *not* specifically addressed by the standards of practice are not addressable within the confines of the attached contract. Please refer to the attached **Standards of Practice** for general limitations and exclusions applicable to this report. Any and all information including verbal statements relayed or construed outside the Standards of Practice for this report is to be considered incomplete, without certainty, and further review by an *appropriate person* is recommended.

## General Notes & Exclusions

### Time & Conditions

The inspection began at approximately one half hour before the establish inspection start of 9:00 AM as the inspector arrives early to inspect the exterior and make good use of everyone's time, and ended at approximately 11:00 AM on December 31, 2019.

### Ground Conditions

The ground was dry and the skies were clear and bright at the time of inspection with the temperature in the approximate range of 20 to 30 degrees F.

### Client/Agent

The inspection of the building detailed in this report was at the request Chris Bass & BriAnna Morris , our client. Representing our client at the time of inspection was Mikki Armstrong of Reece & Nichols .

### Parties Present

Our client and the client' s agent were present at the time of the inspection. The inspector of record was Mark Schultze, owner of Schultze Property Inspect, LLC The contract was signed before the inspection report was presented to the client/agent by email.

### Building Type / Age

This information was communicated to the inspector by the available listing documentation, client or representing Realtor at or before the time of inspection. The type and/or style of the building being inspected is a consisting of approximately 2650 square feet. It is our understanding that the building was constructed in 1986.

### Utilities

All the provided major utilities i.e.(gas, water, electric) for the building were on at the time of the inspection.

### Occupancy

The building at the time of inspection has partial furnishings, the inspection was limited in areas blocked from view or access.

### Remarks

The sellers property disclosure sheets were not present at the time of inspection. Property disclosure sheets may have valuable information which may have relevant facts about current condition that cannot be readily seen by the inspector. We recommend that the sellers disclosure sheets be studied in full with any concerns being reviewed by an appropriate person. For purposes of identification, comments in this report are written right, left, front and rear, as if the inspector were standing facing the main entry front door of the property and looking into the building.

# SITE AND GROUNDS

## SCOPE OF THE SITE INSPECTION:

The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Walkways, patios, and driveways leading to dwelling entrances. Attached decks, balconies, stoops, steps, porches and their associated railings.

## Landscaping

### Vegetation

The general lawn and/or landscaping along with the large site vegetation proximity if present, to the structure is well maintained and is in generally acceptable condition unless otherwise noted below:

### Irrigation

**Consult Seller:** The irrigation system for the building site (if present), was not operated. Operation of irrigation valves and evaluation of irrigation system design are not within the scope of a home inspection. We recommend further review with seller or landscape professional for a better understanding of present condition.

### Lawn

The lawn and/or open areas were observed to be in generally acceptable condition at the time of inspection unless otherwise noted below:

## Site Grading

### Grading / Drainage

The overall grading of the site around the building was satisfactory in that it appears to the naked eye to be draining the water away from the structure without any adverse soil erosion that would effect the structure, unless otherwise noted below:

## Fencing & Gates

### Fencing

The site fencing was constructed of wood and chain link. The visible site fencing and gates (if present), were observed to be in generally acceptable condition, unless otherwise noted below:

## Drive / Walks

### Driveway Materials

The driveway was surfaced with concrete and the above grade surfaces were in generally acceptable condition with any minor cracking of flatwork or asphalt a cosmetic issue only, unless otherwise noted below:

## Driveway Conditions

**Monitor:** Moderate cracks were observed in the pavement. They were not significant in terms of the performance of the driveway. However, we recommend that the driveway cracks be monitored and repaired as necessary.



Moderate cracking

## Walkway Materials

The finished walkways and/or stairs if present, were surfaced with concrete and the above grade surfaces of the main walkways were in generally acceptable condition with any minor cracking of flatwork or asphalt a cosmetic issue only, unless otherwise noted below:

## Exterior Stairs & Railings

The front stoop landing, cover (if present) stairs and railings were used and/or observed several times during the inspection. No specific deficiencies were noted at the time of the inspection, unless otherwise noted below:

## Patio

### Patios

The patio area were located on the back side of the building. The patio area(s) for the building was surfaced with concrete. The patio surfaces were in generally acceptable condition with any minor cracking of flatwork a cosmetic issue only, unless otherwise noted below:

## Balconies Porches & Decks

### Deck Surface

The deck visible supports or structure consisted of solid wood members. If present, the roofing material and condition is described in the main roofing section of this report. The deck surface was constructed with solid wood members. The visible railings, steps, deck surfaces and support structure was observed to be in generally acceptable condition for age, unless otherwise noted below: Footings were noted as buried in the soil and the inspector was unable to determine if there were in concrete.

### Deck Condition

**Repair:** The deck was missing joist hangers. We recommend the installation of the joist hangers as required.

**Safety Concern:** The ledger board of the deck was not attached to the building properly. Currently it is attached with only nails or deck screws. Recommend adding more lag screws as recommended by best practices.. Common building practice is for the ledger board to be attached with lag screws for safety. We recommend further review for a better understanding of replacement costs/repairs and present condition.

**Maintenance:** The deck(s) were weathered and in need of general maintenance such as powerwashing and re-sealing.



No joist hangers



No lag screws



Needs maintenance



Needs maintenance

### Railing & Step Conditions

**Repair:** Best practices recommend a gap of no more than 4" on the risers of the stairs as a safety concern. Recommend installing additional boards to reduce this gap.



# FOUNDATION / SUPPORTS

## SCOPE OF THE STRUCTURAL INSPECTION:

The structural components including foundation, under-floor crawl space, water penetration and ventilation of crawl space. The visible floor structure and wall structure. Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected.

Expansive soils may be found in this area. These clay minerals act like a sponge and swell when water is added. This swelling can cause major structural damage. We strongly suggest that you keep dry landscaping or drought tolerant landscaping without irrigation (also called "Xeriscape") for at least the first 5 feet around the house (or more if there are signs of expansive soil problems). Lawn irrigation should be minimized. You should pay particular attention to any gutter and grading improvements that may be identified elsewhere in this report.

## Foundation

### Type & Materials

The type of foundation for the building was concrete walls and footers with a full basement in which habitable living space is below grade with associated drainage tile for water intrusion control. The visible portions of the walls and/or stem walls were observed to be in good condition, properly placed and functioning as designed with any small cracks or slight displacement of materials, cosmetic in nature only unless otherwise noted below.

### Movement / Displacement / Cracks

**Monitor:** Cracks less than 1/4 inch were noted in the foundation walls: south wall and front wall on exterior and rear and front walls in basement. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. If future movement is noted or the cracks grow, then further investigation by a professional structural engineer and/or a licensed qualified foundation contractor will be needed to determine the cause and course of action. Recommend sealing cracks with concrete caulk and monitor for movement.



Front wall



Rear interior



Front interior



## **Basement/Crawlspace**

### **Wall Areas**

The walls/ceilings of the basement were not covered with wall covering such as drywall or paneling making them mostly accessible. Personal belongings, plumbing, HVAC components, and other items may prevent full visual access, but the accessible areas were included in this inspection. All components were in good condition unless otherwise noted below:

### **Sill Plate**

The sill plates and associated hardware were observed to be in good condition.

## **Floor Structure / Insulation**

### **Floor Structure**

The floor structures consisted of a poured in place concrete slab on grade and a wood subfloor over a series of wooden joists supporting the first floor. The floor framing is constructed with 2"x10" wood joists. In general, the visible surface flooring and any areas of visible framing and/or exposed slab exhibited characteristics that indicate a generally acceptable condition of the soil and/or structure beneath floor coverings unless otherwise noted below: The floor joists were observed in the basement. Structural floor systems other than exposed slabs are concealed by finished flooring and could not be visually inspected.

# EXTERIOR STRUCTURE / CLADDING

## SCOPE OF THE EXTERIOR INSPECTION:

The structural components including wall structure exterior wall cladding, flashing, trim, eaves, soffits, and fascia. The operation of entry doors with their associated hardware including egress from bedrooms and lower levels.

Many parts of the structure including flashings, are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural and/or exterior inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected.

## Structure & Cladding

### Structure Type(s)

The exterior walls of the building's structure were observed to be constructed with frame construction.

### Cladding

The exterior wall cladding of this building consisted of manufactured wood composite siding and brick veneer.

### Default

The main buildings visible cladding, flashings, wall structure, post/columns, beams and/or joists of the building were observed to be in generally satisfactory condition unless otherwise noted below:

### Wall Cladding Condition

**Repair:** Damage siding was noted at the left side area exterior wall surfaces: wood pecker and deterioration. Attention to the hole and/or damage is required to keep out water intrusion and pests. We recommend repair to current industry trade standards as required.



Wood pecker activity



Siding damage on north side of garage

### Flashings

The wall, window and door flashings for the exterior of the building were not fully visible and the inspection was limited to exposed areas for installation issues. We recommend that the flashing areas be monitored for early detection of moisture intrusion. No visible outward signs of failure at the wall covering surfaces were evident at the exterior of the building, unless otherwise noted below:

## Exterior Doors

### Default

The exterior entrance/egress doors were properly installed, operated with their associated hardware and found to be in generally acceptable condition unless otherwise noted below.

## Trim / Fascia / Eaves

### Trim Material

The trim type or material for this building was manufactured or made out of wood. The building's door, window and decorative trim, if present, were observed to be in generally acceptable condition and functioning as designed at the time of inspection, unless otherwise noted below:

### Trim Condition

**Repair:** Deterioration of the trim was observed at the front side exterior garage door frames. We recommend that any deteriorated exterior door trim be repaired or replaced as required.



## Fascia & Soffits

### Fascia / Soffits

The building's fascia, eave and/or soffits if present, were observed to be in generally acceptable condition and functioning as designed at the time of inspection, unless otherwise noted below:

### Fascia/Soffit Conditions

**Repair:** Damaged fascia board caused by a woodpecker was noted at the left side area. We recommend that any damaged fascia board be repaired or replaced as required.

**Repair:** Damaged soffit board was noted at the back side area(s). We recommend that any area of soffit deterioration or damage be repaired or replaced.



## Soffit & Gable Ventilation

### Soffit/Gable Ventilation

The attic or enclosed rafter space was ventilated with soffit panel vent screens at the eaves and gable vents at the gable ends of the roof structure. The building's ventilation components were observed to be in generally acceptable condition unless otherwise noted below.

## Organisms/Pests

### Pest Conditions

The building's exterior areas and outer structure was free from pest issues at the time of inspection, unless otherwise noted below or in the exterior cladding section:

# ROOF

## SCOPE OF THE ROOF INSPECTION:

The roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations.

## Roof Type Materials & Conditions

### Roof Type

The building's roof structure type(s) was observed to be a gable roof structure. The inspector was able to walk on the medium to low sloped surfaces of the roofing and visually inspect the accessible roofing components.

### Surface Material

The roof coverings for this structure was observed to be Dimensional (upgraded) architectural shingles. The rooftop surface materials appear to be in generally acceptable condition for the age of the surface at the time of inspection, unless otherwise noted below: The age of the roof appeared to be in the range of 0-5 years old. This is an estimation based on appearance and should not be assumed to be a final answer for determining the age for insurance or other financial considerations.

## Flashings

### Flashing

The roof top flashings were not fully visible to the inspector. However, the visible flashings appear to be in generally acceptable condition with no signs of current moisture entry unless otherwise noted below.

## Roof Ventilation

### Roof Ventilation

The visible roof top attic ventilation consisted of covered roof vents. No determination is made as to the effectiveness or adequacy of the ventilation for the attic space. The ventilation components were observed to be in generally acceptable condition, unless otherwise noted below:

## Skylights & Solo Tubes

### Skylights

The skylights and/or solar tubes appear to be installed properly and were observed to be in generally acceptable condition, unless otherwise noted below:

## Roof Drainage Components

### Drainage Systems

The building's roof drainage system type and material consisted of drip edges and metal gutters. The roof drainage components and/or drip edges appear to be installed properly and were observed to be in generally acceptable condition, unless otherwise noted below:

## Chimney(s)

### Material

The chimney or chimneys for the building were constructed with brick masonry.

### Flue

The chase stack lining of the masonry chimney(s) was made of clay tile sections.

### Top Cap / Wash

The top of the chimney(s) was covered by cement mortar cap.

### Viewed From

The chimney and its exterior components were inspected from the roof top. Access to all of the chimney's components was limited by height, personal injury issues or an attached cap. The inspection was limited at the roof top. The exterior chimney(s) and their visible associated components appear to be in generally acceptable condition, unless otherwise noted below:

### Chimney Conditions

**Repair:** The mortar cap on top of the chimney has cracked and is in need of repair. Attention to the repair of the mortar cap is recommended to keep out moisture.

**Repair:** the flashing around the base of the chimney on the roof is failing in that the flashing is torn or bent, the caulking is cracked or missing, or the flashing is separated from the roof or chimney. Recommend repair.



### Roof General Conditions

#### Remarks On The Roof

This report is not intended to predict how long the roof coverings for the building or buildings will last or if the roofing components will be leak-free for their intended life expectancy. Leakage can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. All roofs need annual inspection and periodic maintenance in order to last typical life spans. Generally, we can not tell if there is a roofing leak unless it is raining at the time of the inspection and there is visible active leakage.

# PARKING STRUCTURE

## SCOPE OF THE PARKING STRUCTURE INSPECTION:

Fire separation, walls, ceilings, floors, doors, door openers, and safety controls.

## Parking Structure

### Parking Structure

The parking structure was an attached enclosed garage and is part of the overall enclosed building structure. The interior walls and ceiling of the garage were finished off covering the majority of interior framing. The garage or parking structure framing, ceiling, walls and floor areas were observed to be in generally acceptable condition at the time of inspection, unless otherwise noted below:

### Slab & Interior Conditions

**Consult Seller:** Stains at the ceiling were observed at the garage indicating a past or present leak. Consult with the seller as to the nature of the staining and any possible repairs made.



### Doors & Firewall

The metal garage overhead door(s) operated using the normal operating controls. The opener if present, functioned as designed and appeared to be in good condition. The automatic reverse feature should be tested regularly (most manufacturers suggest monthly). A door that doesn't reverse properly can cause severe personal injury or damage. Read the owner's manual for more information. All the associated hardware and safety controls (if present), of the overhead door, opener (if present), and required firewalls were observed to be in generally acceptable condition at the time of inspection, unless otherwise noted below: The walls and ceiling had sheetrock installed with taped seams which is current best practice for a fire barrier between garage and the living space. No issues were noted unless indicated below:

## Opener Conditions

**Safety Concern:** The south garage door opener did not have safety beam system to reverse the movement in the event of contact with an object. We recommend the installation of such a safety device as an upgrade to the garage door opener system.



# ATTIC

## SCOPE OF THE ATTIC, INSULATION & VENTILATION INSPECTION:

The ceiling and roof structures. The insulation and vapor retarder in unfinished spaces. The absence of same in unfinished space at conditioned surfaces. The ventilation of attic, mechanical ventilation systems and water penetration. Extreme heat and space constraints are common limiting factors and therefore the attic may not be fully inspected from the interior, a common practice is to examine from the hatch.

## Attic / Structure / Insulation / Ventilation

### Location:

Attic access panels were located at ceiling of the master bedroom closet .

### Ceiling & Roof Structure

The supporting ceiling and roof structure for the building consisted of wooden joist and rafter structural members. The roof sheathing used over the structure in this building was plywood.

### Insulation & R value

The thermal insulation visible in the attic space was blown-in fiberglass. There was no visible vapor barrier present at the inspection area. Vapor barriers are not deemed necessary in dryer climates and/or with certain types of insulation.

# LAUNDRY AREA

## SCOPE OF THE LAUNDRY AREA INSPECTION:

Laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets. Testing and/or the presence of laundry appliances or adequate flow of the drain line is not within the scope of a home inspection. Water valves are not operated or tested for the presence or flow of water as there is no containment for water spray during a test.

## Laundry Provisions

### Location - Connections

Laundry provisions were located at an interior basement laundry area. The electrical, plumbing, venting, floor, wall, ceiling, cabinets and windows (if present) were in good condition unless otherwise noted below: A gas connection was provided at the laundry area for a gas clothes dryer. A 240 volt receptacle was present at the laundry area for an electric clothes dryer.

# WATER HEATER

## SCOPE OF THE WATER HEATER INSPECTION:

Water heating equipment, energy source, normal operating controls, automatic safety controls, flues, fresh air vents/combustion air and piping condition.

## Water Heater(s)

### Type / Locations

The energy source used by the water heater(s) to heat the water for the building was 240v electricity. The location of the water heater(s) was at the basement. The capacity of the water heater unit(s) was 50 gallons.

### Manufacturer/Age

The name of the manufacturers or the brand name of these units was American Industries. The age of the water heater(s) can usually be found in the serial number or data tag of the unit. This units serial number or data tag indicates that the date of manufacture was 2013.

### General Condition

Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F. Temperature Pressure Relief valves on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance. You should keep all combustibles away from the water heater; do not store paints or other chemicals in the same room.

Water heaters typically need maintenance of their associated anode rods every 3 - 5 years varying on water composition. No determination of anode condition can be offered within the context of a visual home inspection. The water heater(s) and associated controls were operational and the water connections, recirculation pumps (if present), temperature and pressure relief valve, discharge pipe, combustion air, gas and/or electrical connections and necessary venting were also observed to be in generally acceptable condition, unless otherwise noted below:

## Water Connections

### Water Connections

**Further Review:** a hot water pressure relief tank was not installed. A hot water heater expansion tank can both resolve and prevent high water pressure. Unresolved, excessive pressure can seriously compromise the durability, performance and the efficiency of the system. Recommend installing an expansion tank.



No expansion tank

## TPR Valve

### T-P Relief Valve

**Safety Concern:** The water heater temperature pressure relief valve discharge piping terminates too high off the ground. For safety, the temperature and relief valve discharge pipe should terminate within 6" of the ground or floor. We recommend repair as required.



Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F. Temperature Pressure Relief valves on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance. You should keep all combustibles away from the water heater; do not store paints or other chemicals in the same room.

# HVAC

## SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:

The installed heating and cooling equipment including, energy source, automatic safety controls, normal operating controls, venting systems, combustion air, solid fuel heating devices, flues and chimneys. Heat exchangers at best are extremely limited to view and are not inspected unless otherwise noted. The heat/cooling distribution systems includes visible fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors. The presence of an installed conditioned air source in each habitable room.

## Heating System

### Heating System Type(s)

The heating system for this building was observed to be a natural gas forced air furnace. Heat exchanger integrity is not confirmed during the inspection. However, the heat exchanger flame pattern if visible was checked for appearance.

### Location / Age

The location of the heating unit(s) for this building was at the Basement area(s) of the building. The name of the manufacturer or brand name for the heating unit(s) was Heil.. The age of the heating system can usually be found in the serial number or data tag of the unit. This units serial number or data tag indicates that the date of manufacture was 2007.

### BTU's / Kilo Watts of System

The size of the central heating unit for this building as measured in (British Thermal Units) BTU's was 100,000.

### General Condition

The complete evaluation of gas combustion chamber/heat exchangers or heating elements is technically exhaustive and is beyond the scope of a home inspection. The installation requirements and components of the system listed in the scope of the inspection if present, were generally acceptable condition for the unit(s) unless otherwise noted below:

## Cooling System

### Type/Location

This building is cooled by a split type, or remote type, central air conditioning system(s). This means the compressor, is physically separated from the air handling unit with the cooling coil mounted within or adjacent to the furnace. The compressors for the cooling system were located at the right side.

### Manufacturer/Age

The name of the manufacturer or brand name for the cooling unit(s) was Heil. The age of the cooling equipment can usually be found in the serial number of the unit. This units serial number or data tag indicates that the date of manufacture was 2005.

### Tons

The measure of cooling capacity for the central cooling system of the building was 3.5 tons.

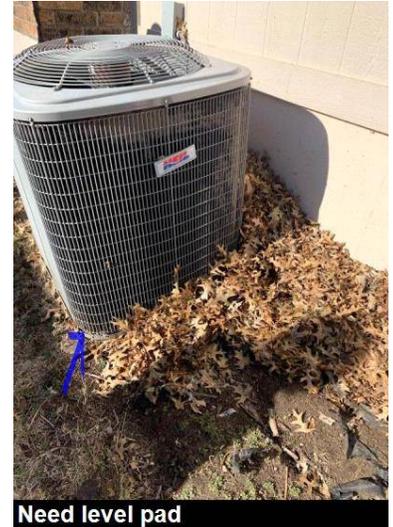
### General Condition

The air conditioning system(s) responded to normal operating controls and the air temperature drop observed at the air supply and return was in a range consistent with proper functioning of the system. The HVAC safety disconnect, wiring, suction line insulation, compressor pad or supports, cabinet and visible condensate drain lines if present, also appear to be in generally acceptable condition, unless otherwise noted below:

### Cooling System Conditions

**Further Review:** The cooling system for this building was not tested at the central zone because of limiting factors. The air temperature must be above 65 degrees at the time of inspection with the power on and a heat strip at the compressor, or the temperature must be above 65 degrees for the prior 24hrs if the power was either off or if a heater band is not installed at the compressor to keep the freon and the oil separated. We recommend further review for a better understanding of replacement/repair costs if any, and present condition.

**Repair:** The AC pad at the central zone must be level within 5 degrees. An non level surface by more than this amount will void manufacturers warranties and may have adverse effects on the longevity of the unit. We recommend that a pad be installed and properly leveled to achieve a flat non-sloped surface as required.



## Distribution System

### Distribution Registers/Ducts

The observable distribution ductwork was and hard metal 26-28 gauge type. Also, the ductwork where visible, was observed to be properly supported and in generally acceptable condition with no obvious separations or damage, unless otherwise noted below:

## Air Filters & Registers

### Air Filter

The air filter(s) for the heating and ventilation systems were located below the furnace air handler(s). The type of air filters servicing the HVAC equipment was observed to be disposable type air filter(s). The register duct diffusers for the heating and cooling system were observed to be in place and properly secured to the surface. Also, the filters and ductwork where visible, were observed to be properly supported and in generally acceptable condition with no obvious separations or damage, unless otherwise noted below:

## Controls/Thermostats

### Type & Condition

The type of thermostat(s) for the heating system consisted of one or more wall mounted programmable control. The controls and/or thermostats were returned to the position in which they were found at the time of the inspection. The controls and/or thermostats were operated but not tested for calibration. All of the controls were in operating condition, properly place and in generally acceptable condition, unless otherwise noted below:

## Fireplace

### Fireplace type

The fireplace type for the building was masonry or masonry lined. The following parts of a fireplace are not fully visible and therefore not inspected. The interior of flues and chimneys, fireplace surrounds, automatic fuel feed devices and heat distribution systems (gravity or fan assisted). National Fire Protection Association (NFPA) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist(recommend CSIA certified) during real estate transfer. A Level II inspection may identify problems we can't see. The masonry fireplace, gas logs if present and its components appears to be in generally acceptable condition, unless otherwise noted below:

## Firebox

**Safety Concern:** some or all of the mortar was missing between the bricks in the fireplace box as well as a crumbling brick. This is a safety concern as sparks can exit between these seams and through the crumbling brick. Recommend sealing these gaps by a chimney expert.



Mortar missing and crumbling brick

## Remarks On Heating & Cooling

### Remarks On Heating & Cooling

HVAC equipment can fail at any time without warning, including the day after the inspection. All systems should be professionally cleaned and serviced on an annual basis to ensure safe, reliable operation and to maximize the life of the equipment. Inspection of the HVAC system consists of visually examining readily accessible areas and verifying that the system responds to the thermostat. A detailed evaluation of the furnace heat exchanger requires specialized equipment and disassembly, and is not included in this inspection. Further evaluation by a heating and cooling professional may reveal defects that were not readily apparent to the inspector.

# PLUMBING SYSTEM

## SCOPE OF THE PLUMBING INSPECTION:

Interior water supply and distribution systems including materials, supports and insulation, fixtures and faucets. Functional flow, functional drainage, cross connections, anti-siphon devices and leaks. The drain, waste and vent systems including materials, traps, supports, insulation, functional drainage and leaks. The fuel storage and fuel distribution systems including piping, supports and venting. The drainage sumps, sump pumps and related piping. The location of main water and main fuel shut-off valves.

## Main Piping

### Water Source

Water service was provided by a municipal or public community system.

### Water Meter

The water meter for the building was located at the street curb in front of the building. The water meter and the meter's flow sensor if present were observed, no apparent leaks were indicated or observed at the time of inspection unless otherwise noted below:

### Main Type

The main water supply line/pipe material, which carries the water to the building was 3/4" copper. The water pressure for the building, measured at an outside hose bib was 75-80psi.

### Main Shut-Off

The domestic water supply main shut-off valve was in the basement. The building's main water shut off valve was operated using normal hand pressure and the pressure for the system was tested and found to be within the required 40psi - 85psi range at the time of inspection, unless otherwise noted below:

## Distribution Piping & Softener

### Material Type

The visible water supply piping material on the interior the building, used to deliver water to the plumbing fixtures, was copper pipe.

Functional flow of the water between the two most remote and/or highest fixtures was judged to be satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal. The plumbing inspection consists of looking for visible signs of installation problems such as insulation, supports, mixed metals and checking fixtures for functional flow. In other words: "Is it visibly working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time. The visible and accessible distribution piping was generally in acceptable condition with no signs of leakage or failure, unless otherwise noted below:

## Hose Bibs

### Default

The stubbed out piping material for the exterior hose bibs was unknown, not visible. The exterior hose bibs were properly installed and in generally acceptable condition, unless otherwise noted below:

## Drain Waste Vent

### Type / Material / Flow

Building waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground or hidden DWV pipes. Washing machine drain lines are not within the scope of a home inspection, the drain line at this location is not tested for functional drainage due to water discharge issues covered in the standards of practice for home inspectors.

The visible sanitary system drains through horizontal and vertical waste stacks. Drain piping within walls, ceilings or otherwise hidden can not be inspected as part of a visual inspection. By running the water we attempt to find the visible active leaks. Leakage, blockages or corrosion in underground and concealed piping cannot be detected by a visual inspection or temporary running of water into the system. Blockages may be well downstream and may take hundreds of gallons to backup or detect. Only the condition of the visible and accessible lines are noted in this report. We recommend further review of the DWV system by optical scope specialist if a definite conclusion of the present condition of hidden lines is of concern due to past personal experience, this building's history or age of the system.

The waste discharge was not visible or apparent but is most likely to be to a municipal or community service system. Further review is recommended before close of escrow for a definite conclusion if deemed necessary.

The visible drain, waste, and vent piping material within the building was plastic. Functional drainage was determined to be satisfactory by draining two fixtures simultaneously where possible. The system appeared to be in generally acceptable condition with no apparent signs of leakage or failure unless otherwise noted below or in another section of the report. We do not inspect sewer pipes hidden to normal view, buried under or outside the building or buildings. The likelihood and severity of problems is greater with older pipes. Newer pipes can have installation problems with cracks or separated joints. If you need more information about the condition of the sewer lines prior to closing you should have a professional plumber make a video inspection of their interior. The visible DWV piping and functional drainage were observed to be in generally acceptable condition unless otherwise noted below.

### Sump Pump / Floor Drains

There is a floor drain installed in the basement slab floor.

## Gas System Piping

### Location

The gas meter was located at the right side of the building. The main gas supply shut-off valve was located on the riser pipe between the ground and the meter. A bonding wire was not visible at the building side of the gas meter pipe, however, this bond may exist at the interior of the wall. Testing for a bonded gas line is not within the scope of a home inspection. The visible gas supply piping system should be wrapped or coated at the ground penetration. Black gas pipe commonly lasts from 30 to 50 years depending upon soil conditions and grade of pipe used. Older homes may or may not have had the underground supply replaced. Gas pipes of older homes should be monitored for signs of leaks. The visible gas line and supports appeared to be in generally acceptable condition, unless otherwise noted below:

## Remarks On The Plumbing System

### Remarks On The Plumbing System

The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow and drainage. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time.

# ELECTRICAL SYSTEM

## SCOPE OF THE ELECTRICAL INSPECTION:

The service drop, service entrance conductors, cables, and raceways. The service equipment, service grounding and locations of main disconnects. The amperage and voltage rating of the service. The interior components of service panels and sub panels including the conductors, over-current protection devices, and ground fault circuit interrupters. A sampling of a representative number of installed lighting fixtures, switches and receptacles. The wiring methods and the presence of solid conductor aluminum branch circuit wiring.

The inspection does not include: low voltage systems, telephone, cable or satellite TV systems, sound systems, intercoms, data/communications wiring, security systems, timers, sensors, lightning or surge protection systems or testing of smoke alarms. The hidden nature of the electrical system prevents inspection of many components.

## Service Type & Locations

### Service Entrance

The service entrance which supplies the power to the building's main electrical service panel was an underground (buried) lateral type service. As such, most of the main service lateral was not visible for inspection.

### Meter & Panel Location

The electric meter was located at the left side and the main panel was located at the garage of the building.

### Main & Conductors

The main disconnect of the electrical system was a single throw main breaker in the main service panel. The visible branch circuit wiring conductors in the 120 volt circuits were made of copper. The 240 volt circuits were installed utilizing copper or aluminum conductors. The use of stranded aluminum conductors in sizes of #8 (ampacity of 30) and larger is a standard acceptable trade practice in electrical systems. The visible type of wiring for the building was a mix of "Romex" and individual wires run through conduit.

## Wiring - General

### Voltage - Protection - Amps

The service voltage available to this building was single phase 120/240 volts. Branch circuit overload protection was provided by circuit breakers and the available ampacity provided through the service was 200 amps.

### Grounding

The grounding wire(s) for the service were partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were to the metal water piping of the building, and to a grounding electrode place in the ground.

## Service & Panel Conditions

### Default

The electrical service system as described in the electrical inspection scope, including wire sizing, breakers, feed, meter, grounding and panel placement were observed to be correct for the panel being used and appeared to be in generally acceptable condition, unless otherwise noted below:

## Panel Conditions

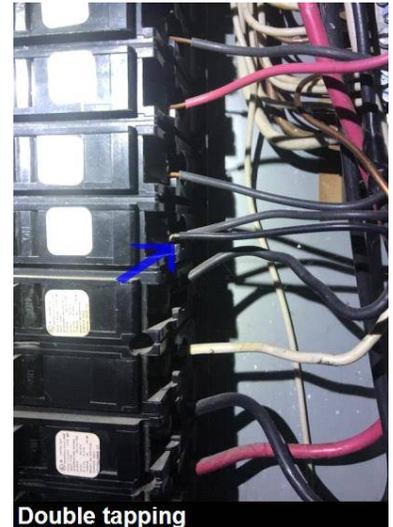
**Safety Concern:** Two open ports were observed in the main service panel where a "knockout" had been removed. This presents a safety hazard to probing fingers and a pathway into the panel for insects and rodents. We recommend that these holes be covered as necessary to block entry into the "hot" portions of the panel.



Open ports

## Panel Wiring Conditions

**Repair:** More than one wire was installed in at least one breaker(s) which was designed for the installation of only one wire: lower right side. This "double tapping" cannot ensure that both wires, installed under a screw designed to carry only one wire, receive the same amount of pressure from the screw. Because positive connection for all the wires under the screw may not be the same there is a possibility of arcing. This arcing can result in dangerous resistance and heat buildup within the circuit, and is considered an improper electrical trade practice. We recommend the elimination of all double tapping by an appropriate person.



Double tapping

## Switches Fixtures & Outlets

### Default

The buildings lights, fan fixtures, exposed wiring and a representative number of switches and outlets were observed to be in generally acceptable condition at the time of inspection, unless otherwise noted below:

### Switch Conditions

**Repair:** A 3 way switch was observed in the dining room as not functioning correctly. It is possible that a 2 way switch has been installed at this location making the 3 way circuit inoperable when in the off position. We recommend replacement of all non functioning or incorrect type switches.



### Receptacle Conditions

**Safety Concern:** The neutral or white wire was not connected properly and it is quite possible that the ground is carrying the current at the outlet to the left of the front entrance. This is a safety concern and should be promptly addressed. We recommend that the receptacle and circuit be evaluated and repaired as required.

**Repair:** The outlets at the following locations were observed to be wired backwards, or reverse polarity: under front window in living room, in basement, in garage on south and north walls, and downstairs family room. All improperly wired receptacles should be repaired to ensure that they are safe and dependable.

**Repair:** Ungrounded three-prong receptacles were observed at in the lower level bedroom on front wall and on garage on back wall. We recommend that any ungrounded three-prong receptacle be grounded.



By front door



Under front living room window



South garage wall



All in basement



North wall of family room



Ungrounded



In garage

## Wiring Conditions

### Wiring Problems

**Repair:** Missing conduit was noted in the basement along walls and above the water heater and in the garage on south and north walls. Additionally, there were unsecured outlets in the cabinet above the microwave and in the basement on the front wall.. We recommend that conduit be installed and the outlets secured.



Secure outlet



Missing conduit



Missing conduit



Missing conduit



Missing conduit

## GFCI / ARC Faults

### Default

#### Ground Fault Circuit Interrupters:

A ground fault circuit interrupter (GFCI) is a special device that will shut off electricity to a circuit when a particular unsafe condition occurs. The GFCI protection device may take the form of a circuit breaker in the electrical panel or be combined with an electrical outlet. These are normally installed to protect outlets near a source of water. Outlets in kitchens, bathrooms, crawlspaces, basements, exterior locations and garages should be GFCI protected.

### GFCI / Arc Fault Condition

**Safety Concern:** A ground fault circuit interrupter breaker (GFCI) was not installed for all currently required locations. This could pose a serious safety condition and this shock protection device should be installed at locations within 6 feet of a water source (sink), a garage or workshop area and at all exterior receptacle locations. We recommend that GFCI receptacle protection be installed according to current applicable standards as a safety upgrade wherever needed. Missing in Kitchen- 1 north, 2 right side of sink, exterior, basement bathroom, basement and garage. **Safety Concern:** The master bath ground fault circuit interrupter breaker (GFCI) receptacle did not function as intended. This could pose a serious safety condition and we recommend that this GFCI breaker be replaced as soon as possible.



No GFCI



Ungrounded and no GFCI



Not functioning correctly

# INTERIOR

## SCOPE OF THE INTERIOR INSPECTION:

The walls, ceilings, and floors. The steps, stairways, balconies and railings. The operation of interior doors with their associated hardware. The countertops and a representative number of installed cabinets. Water penetration and/stains. The operation of a representative number of windows and associated hardware including egress from bedrooms and basements. Visual signs of window failure, signs of water penetration and condensation at the windows. Safety glass and window film and/or energy efficiencies of windows are not included in a home inspection per the Arizona Standards of Practice.

## Interior Doors

### Default

The interior doors were properly installed, operated with associated hardware and found to be in generally acceptable condition unless otherwise noted below.

## Ceilings / Walls / Floors

### Finish Materials

The finished walls and ceilings inside of the building appear to be gypsum wallboard, commonly called "drywall". Stress cracks if present, are typical and generally a cosmetic condition which will not be reported on unless severe in nature. Many factors contribute to this type of crack. Shrinkage and settlement are the primary causes. The interior walls and ceiling surfaces appear to be in generally acceptable condition, unless otherwise noted below:

### Ceiling & Wall Conditions

**Repair:** An area of the wall appeared to be bowed on the wall between the stairwell and the garage. Cause could not be determined. Recommend further investigation and repair.



Bowed wall

**Monitor:** One stress crack was observed at the living room walls above the front entrance door. These types of cracks are common and are generally a cosmetic condition only. No visible structural issues were observed. Many factors contribute to this type of crack. Shrinkage and settlement are the primary causes. We recommend that the stress cracking be monitored with correction as necessary.



### Default

All of the exposed interior floor coverings were in a generally acceptable condition at the time of inspection, unless otherwise noted below:

### Floor Condition

**Further Review:** The floor was observed to be soft/spongy in front of the shower in the master bath. Soft flooring may indicate non visible structural issues. We recommend further review for a better understanding of replacement costs/repairs and present condition.



## Windows

### Default

Storm windows, screens, window coverings, shutters and other seasonal items are not inspected unless specifically documented. Broken seals and defective energy films on double pane window units are sometimes difficult to see and may not be reported. Energy efficiency is not a part of this inspection; many older windows leak air. Egress from windows is evaluated at bedrooms and lower levels if present. Window bars if present on bedrooms egress windows that are equipped with a spring loaded quarter turn handle are not tested as it takes two persons to reload the spring. These levers and catches should be tested for adequate function to ensure the safe use of the area.

Some windows of the building may not have been accessible due to furniture or personnel items. We operated a representative sample of the windows and their associated hardware and checked for egress at the bedrooms and lower levels if present. The windows that were operated and/or observed were found to be in generally acceptable condition, unless otherwise noted below:

## Window Frames

The material used in the construction of the window frames of this building was vinyl. The operational types of windows for this building were double hung windows. The window glazing (number of panes) at the majority of the buildings windows was observed to be two, or double paned windows.

## Stairs & Railings

### Interior Stairs & Railings

The stairs and railings were used and/or observed several times during the inspection. No specific deficiencies were noted at the time of the inspection, unless otherwise noted below:

### Interior Rail Condition

**Safety Concern:** The baluster spacing on the upper floor on both sides of the stairway were non-conforming, the balusters were spaced too far apart (greater than 4"). Although this installation may have been acceptable at the time of construction, upgrading for safety should be considered.



## Smoke & Carbon Detectors

### Smoke Detectors

**Safety Concern:** The latest standards require that smoke detectors be installed in all bedrooms and hallways leading to bedrooms. We recommend upgrading for fire safety. The smoke detectors were noted on their location only. They were installed in proper locations with any exceptions noted. Smoke detectors are designed so that you can test them yourself on a regular basis (most manufacturers suggest monthly). More importantly, the test button only checks for power, it does not test the sensing mechanism. Older smoke detectors may not work even if they respond to the test button. We strongly suggest that you replace all older smoke detectors as a part of routine maintenance.

## Remarks On The Interior

### General Condition

The finished surfaces, hardware, windows and doors of the interior were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of the report. Cosmetic flaws such as stained/worn carpet, marred surface finishes and worn paint that are apparent to the average person are not included in this inspection, although we may occasionally report them as a courtesy to our clients. Cosmetic flaws such as minor cracks and nail pops occur in all houses. These are typically cosmetic in nature and are caused by settlement and/or shrinkage of building components. Furnishings are not moved in the inspection process which limits the inspection to free areas, defects may be blocked from view.

# KITCHEN

## SCOPE OF THE KITCHEN INSPECTION:

The countertops and a representative number of installed cabinets, fixed or attached appliances, lights and outlets. Sinks, fixtures, functional flow, functional drainage and associated drain, waste and vent systems.

## Sinks / Cabinets / Countertops

### Default

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The kitchen cabinets, countertops, sink(s) and all of its related components i.e.(drain line, faucets and water supplies) were operated and appear to be in generally acceptable condition unless otherwise noted below:

### Faucet Condition

**Repair:** The faucet on the kitchen sink was found to be loose at the base. This may allow water to leak into the cabinet below and/or cause leakage from movement. We recommend re-securing and sealing the faucet.



## Appliances

### Appliances

The kitchen appliances were briefly turned on where possible. A complete operational check was not performed nor was any calibration of temperature controlling devices made. A full and complete appliance inspection is beyond the scope of a home inspection. The inspection is not a warranty or guarantee that the appliances will continue to work nor were any attempts made to determine recalls. You should check the appliances again during a pre-closing walk-through. The following appliances were on site during this inspection:

### Cooktop / Range / Ovens

No tests were performed to determine the full range of heat settings, calibration or self-cleaning modes. The cooktop, range or oven(s) were turned on with normal controls and found to be operational at the time of inspection, unless otherwise noted below:

### Ventilation

Kitchen ventilation was provided by an exhaust fan at/or under the microwave exhausting back into the room. The kitchen exhaust fan was found to be operational at the time of inspection, unless otherwise noted below:

### **Dishwasher**

The dishwasher was run through a wash cycle and no leaks were observed. The dishwasher drain was either equipped with an internal or external an air gap or high loop in the drain line. This assures separation of the potable water supply from the sewer waste water and is an important health safety device or configuration. The dishwasher was operational and responded to normal operating controls at the time of inspection, unless otherwise noted below:

### **Refrigerator**

The presence of water lines and/or icemaker or the condition of water lines and icemaker is not within the scope of a limited appliance courtesy check, these items if present were not inspected. Appliances are not moved during a courtesy inspection. We recommend that the water lines be inspected before use and periodically as these lines are prone to leakage. The refrigerator appears to be in a generally good operating condition, unless otherwise noted below:

## **General Condition**

### **Default**

The finished surfaces, hardware, windows and doors in the kitchen were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of this report.

# BATHROOM(S)

## SCOPE OF THE BATHROOM INSPECTION:

The countertops and a representative number of installed cabinets, lights and outlets. Sinks, plumbing fixtures and associated drain, waste and vent systems. The means of ventilation, functional flow, and functional drainage.

## Sinks / Cabinets

### Default

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. All of the bathroom cabinets, countertops, wash basins and related components i.e.(drain lines, stoppers, faucets and water supplies) were operational, and appeared to be in generally acceptable condition, unless otherwise noted below:

### Sink Conditions

**Repair:** The aerator is partially clogged in the lower level bath(s). We recommend the replacement or cleaning of the faucet aerator(s) for proper fixture function.



## Bathtub / Shower

### Default

The bathtub/shower surrounds, doors if present, and visible plumbing components were operational and appear to be in generally acceptable condition, unless otherwise noted below:

### Faucet Condition

**Repair:** The lower level bath tub/shower faucet(s) was found to be difficult to operate and was not able to be turned on. We recommend repair or replacement of the faucet(s).



### Toilets

#### Default

The toilet bowls, tanks, water supplies, fill valves and related components for the building were operational. The toilet bowls were found to be secure to the floor and to have a flush that appears normal, unless otherwise noted below:

### Ventilation

#### Default

The ventilation of the bathrooms was provided by exhaust fans and/or windows which were operational at the time of our inspection, unless otherwise noted below:

#### Ventilation Condition

**Repair:** The ventilation in the lower level bath is inadequate as this room has no window or exhaust fan. A working ventilation fan or window is required for proper removal of moist air from the structure. We recommend that additional ventilation be provided for with either a window or a exhaust fan.

# INSPECTION SUPPORT

## SUPPORT AFTER THE INSPECTION

**Who Should Make Repairs?** should be made prior to closing by qualified licensed contractors who will offer a warranty on their work. The contractors should look for additional defects that may not have been apparent during the inspection. Using qualified licensed contractors is the best way to make sure that any additional defects are properly addressed. You should consult the terms of any sales contract to determine who is responsible for making any repairs. Schultze Property Inspect, LLC offers no representations about your rights or obligations under any sales contract.

**Re-Inspection Policy:** Our clients sometimes ask us to re-inspect problem areas after repairs are made. We have a minimum fee of \$150 for this service. This fee covers a re-inspection of any documented issues in the summary report.

**Criteria:** The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents should be available at the house when we arrive for the re-inspection. Items for re-inspection without this documentation can not be verified as to proper installation or repair. Sorry, repairs done by unlicensed contractors or amateurs will not be approved by our inspection services as completed as required. Further review of all work done by unlicensed contractors or amateurs by others, namely licensed contractors is recommended.

**Your Questions:** We'll do our best to answer your questions during and after the inspection. All we ask is that you read the whole report first including the scope of inspection at each section. Calls during business hours are preferred. Sometimes we're available during the evening, but not always. Most questions can be answered in one call, but sometimes we have to go back to the office to look over your report. We'll do our best to answer any question the day you ask it.

**The Questions Of Others:** If a seller, a seller's representative, or a seller's repair person calls us with questions about your inspection, we'll politely give them the same information that is contained in the report "verbatim", unless you're in on the conversation. We'll suggest that they call us back after setting up a conference call with you if they wish to consult or infer meaning into the report that is not written. If a seller or repair person calls and asks us how to fix something, we'll politely decline. It's not because we don't know how to fix things, it's because there can be more than one correct way and also the communication of describing how the repair is to be made is always circumspect. It's also to protect you from unqualified repair people, and to protect us from people who might just forget what we told them between the phone and the actual job.

## Common Environmental Concerns

### Common Concerns

A standard home inspection does not include any screening for potentially hazardous or toxic substances or biological hazards. Here are some things you may want to know. This is presented for your information only, and is not intended to be a representation or warranty by Schultze Property Inspect, LLC.

**Carbon Monoxide:** Carbon monoxide, which can be fatal, can be produced by any thing with a flame (such as ranges, dryers, fireplaces, furnaces and water heaters). All gas appliances should be professionally serviced on a regular basis (see the manufacturer's instructions). Thorough carbon monoxide testing of a house is a specialized service, and Schultze Property Inspect, LLC does not test for carbon monoxide. You are strongly encouraged to install carbon monoxide detectors. They are readily available from hardware stores for a reasonable cost.

**Radon Gas:** Radon is a radioactive gas that is odorless, tasteless and invisible. It occurs naturally in soils and rocks, and enters houses through the foundation or through well water. The Surgeon General has warned that radon is the second leading cause of lung cancer. The Environmental Protection Agency (EPA) recommends

testing for radon in all houses below the 3rd floor and fixing houses with elevated levels of radon. Schultze Property Inspect, LLC does not test for radon unless otherwise contracted for. For more information read the booklet 'Home Buyer' s and Seller' s Guide to Radon' published by the EPA and available on the internet at <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents>

Mold: Mildew, mold or fungus growing in any building is a sign of a moisture problem. The source of the moisture should be found and corrected. Some types of mold have been linked to health effects for some people. Effects range from mild to severe. Mold has become a controversial issue among home inspectors, lawyers, and experts in the field. At this time there are no acceptable or unacceptable levels of mold exposure set by the Centers for Disease Control (CDC), the EPA, or any other authoritative source, nor are there widely accepted standards for obtaining a sample. Test results can have varying interpretations, depending on the tester/interpreter' s personal opinion. We believe the testing and interpretation of mold issues should be left to the true experts in the field such as doctors and industrial hygienists. This is why Schultze Property Inspect, LLC does not inspect or test for mold or other environmental/biological hazards (as stated in the Inspection Agreement). If you have concerns about mold or other indoor air quality issues you should contact specialists in the field such as your doctor, an industrial hygienist, the CDC, the EPA, and other true experts. You should be prepared to receive differing opinions from different experts. You can find more information on the internet from the CDC at <http://www.cdc.gov/nceh/airpollution/mold/default.htm> and from the EPA at <http://www.epa.gov/iaq/pubs/moldresources.html>.