

Big Brother Inspections

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Inspection reference: 3187

Confidential Inspection Report

5324 S. Sesame Street

Mesa AZ 85212

October 14, 2019

Prepared for:

Client

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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GENERAL INFORMATION

Client & Site Information:

| | | | |
|--|--|--|--|
| Inspection Date: 10/14/2019 8:00 AM. | Client: Client | Inspection Site: 5324 S. Sesame Street Mesa AZ 85213. | People Present: Homeowner, Contractor(s) |
| Inspection Fees \$450.00. | Inspector Jordan Dugwyler #65726 Inspector. | | |

Building Characteristics:

| | | | |
|--|--|----------------------|----------------------------|
| Estimated Age: New final. | Building Style & Type: 1 family. | Stories: 1 | Occupant Vacant. |
| Utilities Status: Gas service off at time of inspection. | Main Entry Faces: East. | | |

Climatic Conditions:

| | | |
|---------------------------|---------------------------------|---|
| Weather: Clear. | Soil Conditions: Dry. | Outside Temperature (F): 70-80. |
|---------------------------|---------------------------------|---|

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon 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 is performed in accordance with the Arizona Standard of Practice for home inspections, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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 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 tradespeople 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.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or



repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION

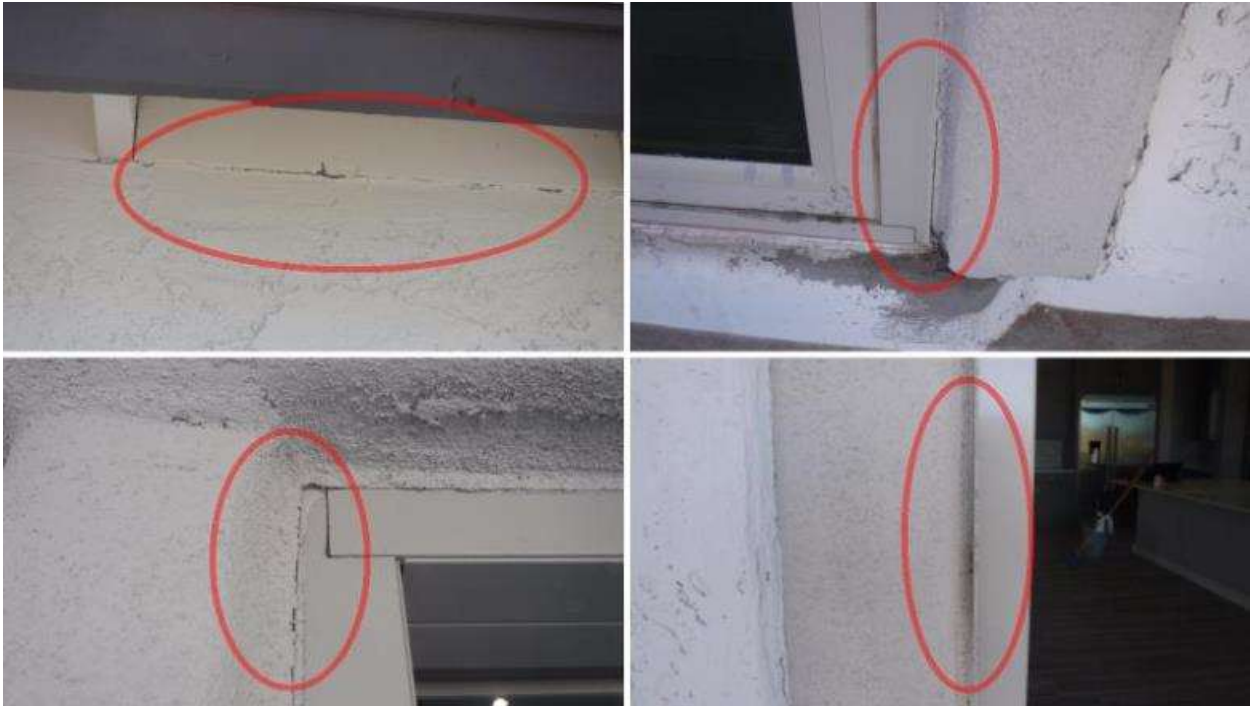
All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Materials & Condition:



Walls are constructed with Frame construction. Stucco, Cracks noted are typical. Splatter viewed; north. Separations at stucco / wood connections. Separations at stucco / window connections. Flaking stucco and / or paint noted, damaged weep screed; east. Separations / uneven at stucco / sliding glass door connections.



Trim & Eaves:



Wood materials. Vinyl materials. Separations at joints / seams / connections noted. Voids / separations at eaves may allow pest access. Missing fascia clip, east, south. Loose fascia clip; north. Damage viewed; south. Split fascia board; north.



Columns / Posts:

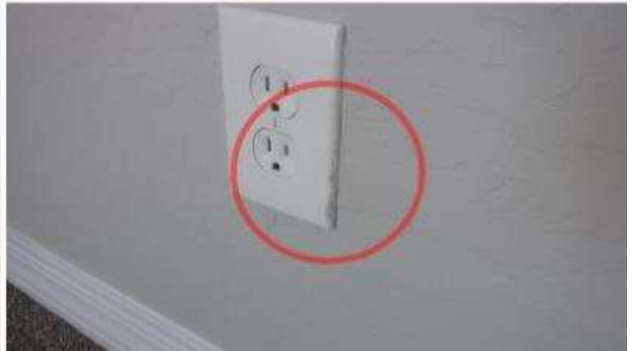
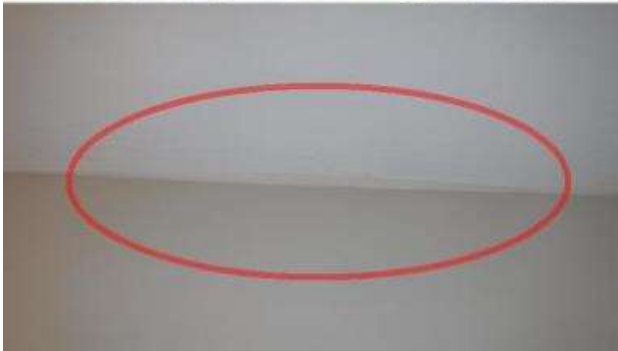
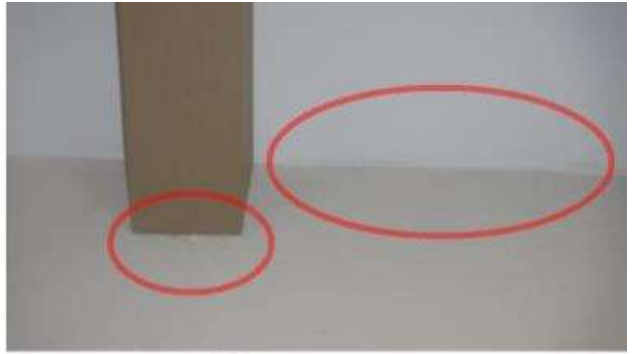
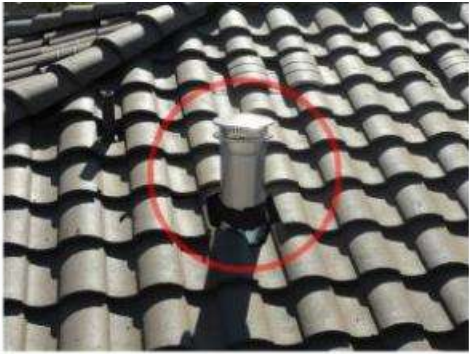
Type, Frame with stucco. Condition, Appears satisfactory.

Comments:



Incomplete / uneven paint noted; window frames, fence, multiple areas at exterior, entry bird blocking north, patio door frames, fire place flue, multiple areas at interior, family room wall east and west near beams, dining room ceiling, outlet / switch cover plates, inside closets at trim, door hinges, 1/2 bath ceiling, standard door glass master bedroom, patio and porch ceilings.







Foundation:

Materials & Condition:

Slab is not visible due to carpet and/or floor covering, Building is constructed on a Post Tensioned, 'floating slab', due to expansive soils in this area. Typical cracks are noted. The exterior view of the foundation is limited to the portions visible above grade.

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Roof:

Style:

Gable, Hip.

Roof Access:

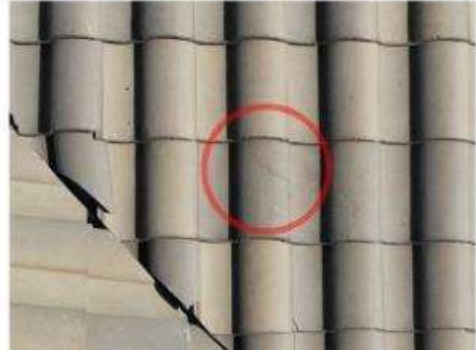


Viewed from roof edge on ladder, Viewed with use of a camera drone.

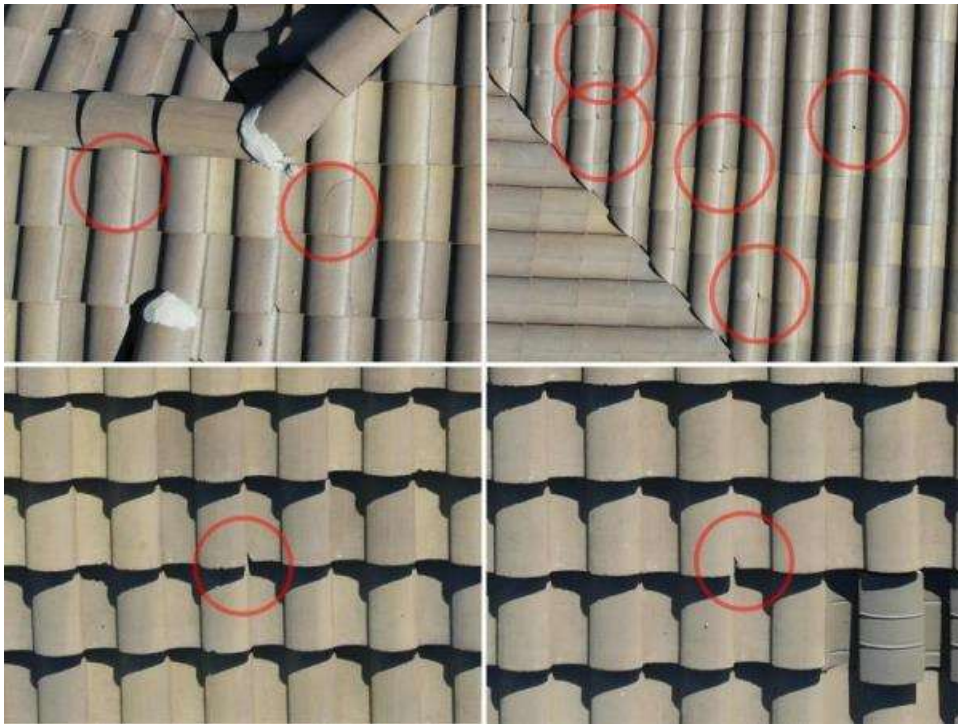
Roof Covering:

Concrete tile.

Roof Covering Condition:



Roofing membrane under tiles is not visible and its condition cannot be determined without removal of roof tiles. Incomplete at mortar joints noted; south at rakes. A few cracked tiles were noted: 1 at south slope above northeast area, 2 at south slope, 1 at south slope near southwest valley. Cracked, chipped roof tiles should be repaired to protect underlying roofing materials. A licensed roofing contractor should be called in to make further evaluation and to repair or replace as needed.



Flashings:

Type and conditions



Metal, Storm Collar(s) are missing / none provided at B-vents. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

Gutters & Downspouts:

Type & Condition:

Building is partially guttered. Appears satisfactory, Consider installing additional gutters and downspouts to help with site drainage.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Access:



Attic is partial, Viewing was limited, due to space, insulation, ductwork etc. Moisture stains / discoloration is noted. Damaged scuttle lid viewed; garage access.

Structure:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. Trusses made of 2x4 members. The rafters or truss system appears to be in satisfactory condition.

Insulation:

Vapor barrier is provided, not fully visible. Blown in cellulose. Some insulation is installed unevenly; above family room. Recommend additional insulation in the attic area.

Depth & R-factor:



Tag indicating installed insulation depth is missing. Typically, cellulose blown insulation has a minimum settled thickness of 8.37 inches at R-30, 10.59 inches at R-38. Random / undisturbed areas of insulation measuring between 8.5 - 9 inches.

Ventilation Provisions:

Condition:

Satisfactory - There appears to be adequate ventilation provided.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Shut Off:



Main shutoff valve is located, at the north side of the house. Main Shutoff Valve, Valve is missing its handle. This could be a big problem in the event of a supply line leak.

Material:

Copper, Main line is 1-1/4 inch diameter.

Pressure:

Water pressure was checked at an exterior hose bib. Water pressure appears adequate, tested at approximately 70 psi.

Supply Lines:

Material:

Plastic- Pex / Apex.

Condition:

Appears satisfactory. Water flow / volume appears adequate, including when operating multiple fixtures. Lines appear to be properly supported / secured. Insulation is typically not required. Not fully visible. Shut-off valves are provided at water lines serving fixtures. Shut-off valves are not tested for operation during the inspection. Be forewarned that most cutoff valves are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak that could damage surrounding materials.

Waste Lines:

Material:

Plastic, ABS.

Condition:

Appears satisfactory. Drains tested at sinks, tubs, showers, fixtures etc. Laundry and floor drains not tested. Not fully visible. Plumbing vents appear serviceable.

Hose Bibs / Hookups:

General:

Sample operated, appeared serviceable, Anti-siphon devices are provided.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

Power Source:

Gas.

Capacity:

50 Gallons.

Location:

Garage.

Condition:

Gas is off, unable to test system, Drain pan is provided. Pressure relief valve and pipe noted, not tested. Flue vent intact, A water shutoff valve is installed. Thermal coupler is present. Improper venting is noted, Vent pipe appears to terminate too short above roof; minimum 12" typically required.

Fuel System:

Meter / Tank:

Meter located at exterior, South, Gas System Not On at time of inspection - Suggest gas company light and test all gas appliances.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location:

Forced Air. Location- Attic.

Fuel Source:

Natural Gas.

Automatic Safety Controls

Safety controls (fan limit, ignition, etc) not visible, not operated.

General Operation & Cabinet:

Unable to inspect/No utilities.

Burners / Heat Exchangers:

Unable to inspect/No utilities.

Pump / Blower Fan:

Operational.

Combustion Air:

Appears satisfactory.

Flues, Vents, Plenum:

The flue pipe is metal.

Normal Controls:

There are multiple thermostats. The structure is divided into zones.

Heating Equipment #2:

Type & Location:

Forced Air. Location- Attic.

Fuel Source:

Natural Gas.

Automatic Safety Controls

Safety controls (fan limit, ignition, etc) not visible, not operated.

General Operation & Cabinet:

Unable to inspect/No utilities.

Burners / Heat Exchangers:

Unable to inspect/No utilities.

Pump / Blower Fan:

Operational.

Combustion Air:

Appears satisfactory.

Flues, Vents, Plenum:

The flue pipe is metal.

Normal Controls:

Thermostat is located in the living room.

Air Conditioning:

Primary Type:

Split system AC.

Location

Exterior, Attic.

Brand:

Goodman Manufacturing brand.

Fuel Source:

240 Volt, Electrical disconnect present.

Capacity / Approx. Age:

4.0 Tons.

Return Air Temp:

68 F.

Supply Air Temp:

48 F.

**Air Temp Drop of 18-22
degrees is considered
acceptable:**

4.0 ton, 20 degrees F Good
cooling.

System Condition:

Appears to function properly.

Condensate Line:

Condensate line installed with
trap and vent provided. A
condensate overflow pan is
present.

Air Conditioning #2:

Primary Type:

Split system AC.

Location

Exterior, Attic.

Brand:

Goodman Manufacturing brand.

Fuel Source:

240 Volt, Electrical disconnect present.

Capacity / Approx. Age:

3.5 Tons.

Return Air Temp:

73 F.

Supply Air Temp:

62 F.

**Air Temp Drop of 18-22
degrees is considered
acceptable:**

3.5 ton, 11 degrees F
Cooling not adequate.

System Condition:

Unit is not producing an
adequate air temperature
drop. Further evaluation and
repair or replacement will be
needed by a qualified air
conditioning contractor.

Condensate Line:

Condensate line installed with
trap and vent provided. A
condensate overflow pan is
present.

Ductwork / Distribution:

Ducts / Air Supply:

Flexible Round, Appears satisfactory, air flow appears adequate to all areas of home.

Air Intake/Filters:

Suggest cleaning / replacing air filter every 30 days.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition:

Underground, 120/240 Volt, Circuit breakers, Appears serviceable.

Grounding Equipment:

Ground is provided.

Electrical Distribution Panels:

Main Panel Location and rating:

Exterior of house, South, 400 amps.

Main Circuit Rating:

200 amps.

Entrance Cable Size:

Not determined.

Main Panel Observations:

Circuit and wire sizing correct so far as visible. Arc-fault breakers present, and tested.

Subpanels- Exterior:

Appears serviceable.

Conductors:

Entrance Cables:

Cannot determine.

Branch Wiring:

Copper, Aluminum (240 volt OK), Appears serviceable.

Switches & Fixtures:

General:



Uneven fixture; entry north between windows. Different bulbs noted; bathroom vanities.

Electrical Outlets:

General:



GFCI outlets are operational. Uneven floor outlet: family room northwest.

Laundry:

Electrical outlet is grounded, 240 Service-operational, Exhaust fan is operational.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

GENERAL COMMENTS:

Items already marked / identified for repair (tape) are not included in inspection report.

Doors:

Entry Door



Damaged / incomplete seal noted. Door latch hits / rubs trim causing wear; recommend extended striker plate installations to prevent wear and damage. Chip viewed at door edge.

Other Exterior Doors



Sliding glass doors. Typical wear noted. Door does not lock properly, adjustments needed; southwest. Damage viewed at door; southwest. Standard rear / side door(s). Appears satisfactory.

Overall Interior Door Condition:

Uneven handles noted.

Windows:

General Type & Condition:

Clad-Metal/Vinyl, Dual pane. Sliding, Single hung, Fixed, A representative sampling was taken. Windows as a grouping are generally operational. Screens; Missing screens noted.

Walls:

General Material & Condition:



Drywall, Typical cracks noted. Marks viewed near outlet; butler's pantry southwest. Uneven texture noted; north guest suite northwest area. Uneven drywall / framing; north arches. Incomplete baseboards viewed; north suite near shower. Damage at drywall; north suite near shower.

Ceilings:

General Type & Condition:

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Drywall, Typical cracks noted. Uneven grout viewed; north suite above shower. Separations at attic access trim.

Floors:

Type:



Carpet, Tile. Excessive grout line viewed near entry door. Cracks / separations in grout viewed.

Fireplace:

Type:



Prefabricated Metal, Gas, Damper has been removed / disabled as required for gas fireplace. Gas is off at meter. Not tested. Loose / uneven gas key noted.

Smoke / Fire Detector:

Comments:

Smoke alarm(s) responded to test button operation.

Carbon Monoxide Detector:

Comments:

There is a functional carbon monoxide detector installed in the home. It is undetermined if the unit is hardwired or is battery operated.

GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

Type

Attached garage, Three car.

Roof:

Condition:

See house roof report.

Garage Doors:

Vehicle Door Material - Condition:

Appears satisfactory.

Door Operator:

Automatic door opener(s)- operational, Automatic reverse feature is operational and motion sensors responded to test.

Door to living space:



Door seal / hardware needs some adjustment or repair for it to seal and function appropriately. Door latch hits / rubs trim causing wear; recommend extended striker plate installations to prevent wear and damage. Damage / split / chips viewed at door trim. Loose handle.

Service Doors:



Tape / residue viewed at frame, door edge.

Windows / Ventilation:

Condition:

Appears satisfactory.

Garage Walls and Ceiling:

Fire Wall



Typical cracks noted, Separations at vehicle door frame / drywall connections noted. Voids viewed near vehicle door tracks. Settlement crack viewed at ceiling near water heater. Separations at baseboards. Scuttle lid does not appear to be fire-rated, Repair any openings with approved materials to restore its fire rating. Separations at attic access trim.



Floor:

Condition:



Typical cracks noted. Stains / marks / discoloration / uneven areas noted.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

Type & Condition:

Gas, Gas off, unable to operate / inspect, at cooktop. Electric, Separate cook top.

Ventilation:

Type & Condition:



External, Fan/Hood operational. No vent provided to exterior.

Refrigerator:

Type & Condition:

Operating at time of inspection, not included in inspection.

Dishwasher:

Condition:

Dishwasher is uneven, unable to close door, unable to operate. Air gap device or high-loop is present on drain line- Proper.

Garbage Disposal:

Condition:

Appears satisfactory.

Other Built-ins:

Microwave:

Operational.

Kitchen Interior:

Counters & Cabinets:



Counters are solid surface type (granite, quartz, concrete, corian). Appears satisfactory, with minor wear. Missing corbels below breakfast bar, needed for support / to prevent possible sagging. Building notes / marks viewed below breakfast bar. Cabinets appear serviceable, with minor wear noted. Bowed / unevenly installed cabinet doors noted. Uneven / over-sized openings at plumbing penetrations noted.

Fixtures & Drain

Kitchen Sink:



Appears satisfactory. Minor wear noted, Faucet is serviceable, Hand sprayer is serviceable, Improper slope / rise at drain. A licensed plumber should be called to make further evaluation and repairs as needed.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Service area main floor.

Hose Bibs / Hookups/Sink Faucets:

Plumbing appears serviceable, not operated. The drain pipe was not flood tested.

Fuel System:

No gas service viewed.

Dryer Vent:

A dryer vent is provided, Piping appears in good visual condition. Vertical dryer vent present. Recommend cleaning of vertical dryer vent pipe every 6 to 12 months to prevent clogging and to improve dryer performance.

BATHROOM

Bathroom:

Location:

Hall, east.

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. The basin stopper is not operational, left.

Faucet and Supply Lines:

Faucets appear functional. There are shutoffs installed for both hot and cold water pipes under the basin, not operated.

Toilet Condition

The toilet appears to be functional.

Tub/Shower/Shower Head and Mixing Valves:

Functional - The tub / shower fixtures are all performing as required.

Tub/Shower Drain:

Functional - The tub/shower appears to drain at an acceptable rate.

Tub & Shower Walls:

Scratch viewed at back left area.

Caulking/Water Contact Areas:

Attention Needed - The caulking / grout in the water contact areas appears to need attention. Damage may result if not corrected.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Bathroom:

Location:

1/2 bath.

Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:

Faucets appear functional. There are shutoffs installed for both hot and cold water pipes under the basin, not operated.

Toilet Condition

The toilet appears to be functional.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Bathroom:

Location:

North suite.

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:

Faucets appear functional. There are shutoffs installed for both hot and cold water pipes under the basin, not operated.

Toilet Condition

The toilet appears to be functional.

Tub/Shower/Shower Head and Mixing Valves:

Functional - The tub / shower fixtures are all performing as required.

Tub/Shower Drain:

Functional - The tub/shower appears to drain at an acceptable rate.

Tub & Shower Walls:

The tub and walls appear to be in functional condition.

Glass Tub/Shower Door:

Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

Caulking/Water Contact Areas:

The caulking / grout in the water contact areas appears to be functional.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Bathroom:

Location:

Master.

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:

East faucet appears functional, west faucet unable to test, supply valves are off. There are shutoffs installed for both hot and cold water pipes under the basin, not operated.

Toilet Condition

The toilet appears to be functional.

Spa Tub:

Unable to operate spa tub, no stopper provided.

Tub/Shower/Shower Head and Mixing Valves:

Functional - The tub / shower fixtures are all performing as required.

Tub/Shower Drain:



Functional - The tub/shower appears to drain at an acceptable rate. Stopper is missing.

Shower Pan:

Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

Tub & Shower Walls:

The tub and walls appear to be in functional condition.

Glass Tub/Shower Door:

Not installed.

Caulking/Water Contact Areas:

The caulking / grout in the water contact areas appears to be functional.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

Driveway:

Driveway Type: Pavers, Appears satisfactory. Cracks noted are typical.

Walks:



Sidewalk type: Concrete, Paver/Tile, Cracks noted are typical. Chips / marks / debris.

Patio / Porch:

Slab:



Patio type: Concrete, Paver/Tile, Cracks noted - typical. Chips / marks / debris noted.

Structure:

Type: Same as structure. Unfinished area.

Cover / Roof:

Same as main roof. See Roofing page.

Fences & Gates:

Condition:



Type: Masonry. Typical cracks viewed, large gap / separation viewed. No gate installed.

Grading:

Site:

Flat site, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Soft area in gravel noted, soil does not appear properly compacted.

Landscaping:

Condition:

Appears satisfactory.

SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

Supply & Distribution:

Valves:

Type: Automatic operation, Not fully visible.

Visible Supply Lines:

Visible Supply Lines:

No leakage noted at the time of inspection.

Electric Controls:

Subpanels & Timers:

NOTE: Automatic function of the timer/control box was not tested. Good.

Sprinkler Heads:

Overall Condition:

Each and every individual sprinkler / drip head is not checked for operation. Good.