



PERRY INSPECTIONS

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PERRY INSPECTION REPORT

557 Todd Loop
White Rock, NM 87547

Todd Lieske

MARCH 11, 2024



Inspector

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At your request, a visual inspection of the above referenced property was conducted on 03/11/2024. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. The inspection is a visual non-invasive inspection. Damage or defects that require invasive procedures to be discovered are not included in this home inspection report. Hidden or concealed defects and areas that are not readily accessible or visible are not included in this report. Moving or removal of floor coverings, furniture, pictures or other personal belongings is not part of a home inspection. All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Unexpected repairs should still be anticipated and are part of owning and maintaining a home

SUMMARY



ACTION ITEMS



RECOMMENDATIONS



SAFETY HAZARD

- 🔧 2.2.1 Grounds - Walkways: Settling/Movement (Trip Warning)
- 🔧 3.2.1 Exterior - Coverings & Conditions: Stucco Peeling
- ⊖ 3.2.2 Exterior - Coverings & Conditions: Cracks (Addition)
- ⊖ 3.10.1 Exterior - Exterior of Windows - Screens: Missing Screens (Multiple)
- 🔧 4.3.1 Roof System - Roof Material & Conditions: Mineral Flashing (Touch Up)
- ⊖ 4.3.2 Roof System - Roof Material & Conditions: SHINGLES - Typical Maintenance
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- 🔧 5.4.1 Garage - Carport - Garage - Garage Door Safety: Pressure Sensor (Fail)
- ⚠️ 5.6.1 Garage - Carport - Garage - Interior Doors: No Auto Closure
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- ⊖ 7.6.1 Living Room | Hallways - Floors 2: Wooden Flooring (Gaps / Cosmetic)
- 🔧 9.4.1 East Bonus Room - Windows: Damaged Springs/Guides
- 🔧 10.4.1 West Bonus Room - Windows: Damaged Springs/Guides
- ⚠️ 15.11.1 Kitchen - Cabinets: Damage/Microbial SinkCab
- 🔧 15.14.1 Kitchen - Sink Fixture: Sink Fixture Leak (Faucet Hose)
- 🔧 17.15.1 Primary Bathroom - Shower Fixtures: Fixture (Leak in use)
- ⊖ 18.9.1 Hallway Bathroom - Sink: Flex Connect
- ⊖ 19.7.1 General Interior - Pest and Vermin: Mice Activity
- ⊖ 20.8.1 Plumbing System - Sewer Line Clean Outs: Raise Clean Outs
- 🔧 21.1.1 Water Heater - Water Heater - 1 : Water Heater - Old Monitor
- 🔧 21.1.2 Water Heater - Water Heater - 1 : TPR - Uphill (Repair)
- 🔧 22.1.1 Electric Heat System - Electric Heat : Unit - Inop
- 🔧 24.6.1 Electrical System - Conductors - Branch Wiring: ALUM Safety
- 🔧 24.15.1 Electrical System - Outlets/Switches - Exterior: No Power
- ⚠️ 24.15.2 Electrical System - Outlets/Switches - Exterior: Exterior Cover (Damaged)
- ⊖ 24.16.1 Electrical System - Outlets/Switches - Garage: Recommend
- ⊖ 24.17.1 Electrical System - Outlets/Switches - Kitchen: Recommend
- ⊖ 24.18.1 Electrical System - Outlets/Switches - Bathrooms: Recommend

1: INFORMATION

Information

People Present

Owner

Main Entry Door Faces

North

Year Built

1970

Single Level Home

Pitched Roof, Slab on Grade

Utilities - All ON

All of the utilities were on at the time of the inspection.

Weather

Overcast

Outside Temperature (F)

40-50

2: GROUNDS

Information

Driveway: Material

Concrete

Driveway: Good

The driveway is in functional condition.

Walkways: Material

Concrete, Brick

Patio - Floor Surface: Material

Brick/Pavers Covering

Patio - Patio Covering/Framing: Pergola

None

Patio - Patio Covering/Framing: No Covering

The patio does not have a covering.

Decks - Condition: Deck Material

Natural Wood

Decks - Condition: Good

The deck is functional.

Decks - Railing: Railing Material

None

Decks - Railing: Not Required

The patio does not require a handrail.

Fences/Walls & Gates: Fence Material

Wooden Fence

Fences/Walls & Gates: Good

The fencing or walls are functional.

Retaining Walls: Material

Masonry Blocks

Retaining Walls: Good

The home has retaining walls that are functional.

Landscaping: Good

No damage to the home from the vegetation was observed.

Irrigation System: Timer Location

Exterior South Wall



Grading - Drainage: Good

The grade at the foundation of the home is sufficient. It is advised to evaluate the perimeter of the home for pooling of water near the foundation during heavy rainfall.

Limitations

Decks - Condition

UNDERNOACCESS

There was no access to the underside of the deck and the framing structure could not be inspected.



Irrigation System

YES

The home is equipped with an irrigation system. Testing and operating the system is out of the scope of a home inspection. Recommend consulting with the seller about the use and maintenance of the system.

Water Feature

WATER FEATURE

The home has a water feature installed. Testing of this type of equipment is beyond the scope of a home inspection.

**Action items**

2.2.1 Walkways

SETTLING/MOVEMENT (TRIP WARNING)

Settling or lifting of the brick walkway surface was noted at the south exterior. Any movement that varies $\frac{3}{8}$ of an inch or more may cause someone to trip and fall. Recommend having this condition corrected.



3: EXTERIOR

Information

Exterior Walls - Wall Construction: Material
Wood Framing

Coverings & Conditions: Material
Stucco

Exterior Wood/Trim: Good
The exterior trim is functional.

Exterior Doors: Good

The exterior doors are functional.

Screen Doors: Good

The screen doors are functional.

Door Bell: Functional

Coverings & Conditions: Typical Cracks (Monitor)

Hairline cracks were noted and are considered normal. If any crack opening become 1/8 inch or larger, it is recommended to have the crack repaired.



Exterior Wall Flashing: *None

This type of construction does not have or require any metal flashing at the exterior walls or the flashing is not visible.

Action items

3.2.1 Coverings & Conditions

STUCCO PEELING



The stucco finish is peeling/open at the living room south exterior and primary bedroom east wall. Recommend having the stucco further evaluated for repair.



3.2.2 Coverings & Conditions



Recommendations

CRACKS (ADDITION)

Cracks in the stucco finish from movement were noted at the east exterior wall. It is common for cracks to occur where an addition has been attached to the original structure.



3.10.1 Exterior of Windows - Screens



Recommendations

MISSING SCREENS (MULTIPLE)

Multiple windows do not have screens installed. Recommend having the screens replaced.

4: ROOF SYSTEM

Information

Roof Access: General Photos



Roof Material & Conditions: Material

Asphalt Shingle

Roof & Attic Venting - Condition & Type: Roof Venting Type

Surface of Roof, Eaves

Gutters & Downspouts - Condition: Good

The gutters are functional.

Skylights - Condition: YES

The home is noted to have skylights installed.

Roof Access: Roof Access

Ladder and Walking on the Roof.

Roof Material & Conditions: Estimated Age

Unknown

Canales - Material & Conditions: Material

None

Eaves - Soffits - Fascias - Material & Conditions: Fascia Material

Wood

Skylights - Condition: Good

The skylight(s) are secured and functional.

Roof Pitch: Roof Pitch

5x12

Roof Metal Flashings - Condition: Good

Functional with typical signs of wear.

Canales - Material & Conditions: None

The homes roof design does not require or have canales.

Eaves - Soffits - Fascias - Material & Conditions: Eaves Material

Wood

Action items

4.3.1 Roof Material & Conditions



MINERAL FLASHING (TOUCH UP)

The mineral flashing is showing signs of minor wear and will need maintenance at multiple locations. A maintenance sealing of the mineral flashing is suggested to prolong the life of the roof.



4.3.2 Roof Material & Conditions



SHINGLES - TYPICAL MAINTENANCE

TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis. Recommend consulting with a roofing contractor about the roof condition and course of action.



4.3.3 Roof Material & Conditions

Recommendations

SHINGLES (EXPOSED NAIL HEADS)

Multiple exposed nail heads and areas of top nailing were noted and should receive a dab of tar to protect nail heads from rusting away or leaking.



5: GARAGE - CARPORT

Information

Garage - Description Type: General Photos



Garage - Description Type: Garage Description Type

Attached, Two Car Garage

Garage - Wall Construction: Wall Construction

Wood Framing

Garage - Garage Car Door Condition: GOOD

The garage car door is functional.

Garage - Windows: None

The garage does not have any operable windows.

Garage - Garage Interior: Garage Interior Surface

Drywall

Garage - Fire Wall: Fire Rated (Good)

The common wall to the interior of the home has a fire rated wall covering.

Garage - Walls: Good

The walls do not show signs of damage at this time.

Garage - Garage Ceiling: Garage Ceiling Information

Finished Covering Installed

Garage - Garage Door Safety: Good

The automatic garage door opener optical sensors were tested and are functioning.

Garage - Garage Door Weather Stripping: Good

The garage car door weather stripping is in good condition and is functioning as intended

Garage - Exterior Doors: None

The garage does not have any operable human doors to the exterior of the home.

Garage - Garage Floor: Good

The garage floor is in good condition. Cracking of the surface is common in garages.

Action items

5.4.1 Garage - Garage Door Safety

PRESSURE SENSOR (FAIL)

The garage car door pressure sensor was tested and failed the pressure sensor test. The sensor may be in need of a sensitivity adjustment.



Action Items

5.6.1 Garage - Interior Doors

**NO AUTO CLOSURE**

The human door, to the interior of the home, does not have an auto closure device installed. This device is designed to automatically close the door to prevent carbon monoxide from entering the home.

5.13.1 Garage - Garage Ceiling

PAST REPAIR (COSMETIC)

The ceiling drywall covering was noted to have signs of past repair. This condition is cosmetic and no action is required.



6: LIVING ROOM CHIMNEY/FIREPLACE

Information

Fireplaces/Wood and Gas Stoves: Fireplace Type	Fireplaces/Wood and Gas Stoves: Fireplace Function
Electric	Electric



Limitations

Fireplaces/Wood and Gas Stoves

ELECTRIC - FIREPLACE

The inspection and testing of electric fireplace units is beyond the scope of a home inspection.

7: LIVING ROOM | HALLWAYS

Information

General: General Photos



Interior Doors: None

No operable doors to the interior of the home.

Exterior Doors: Good - Functioning

Windows: Good - Functioning

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: Good

The ceiling fan is functional.

Action items

7.6.1 Floors 2

WOODEN FLOORING (GAPS / COSMETIC)

The wood flooring at the hallway has gaps at the surfaces. This condition is cosmetic and can be repaired as desired.



Recommendations



8: DINING ROOM

Information

General: General Photos



Windows: Good - Functioning

Ceiling: Good

The ceiling is in good condition.

Interior Doors: None

No operable doors to the interior of the home.

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Ceiling Fans: None

No ceiling fan installed.

Exterior Doors: None

No operable human doors to the exterior of the home.

Walls: Good

No damage at this time.

Cabinets: Good

The cabinets are functional.

9: EAST BONUS ROOM

Information

General: General Photos



Interior Doors: Good- Functioning **Exterior Doors: Good - Functioning**

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: Good

The ceiling fan is functional.

Action items

9.4.1 Windows

DAMAGED SPRINGS/GUIDES

The left hand south window (x1) has worn springs/guides and does not stay up when the window is opened. This is a safety issue and can cause an injury or damage to the glass when operating the window. The guides/springs should be replaced.



10: WEST BONUS ROOM

Information

General: General Photos



Interior Doors: Good- Functioning Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: Good

The ceiling fan is functional.

Ceiling Fans: Remote Monitor

The ceiling fan is functional. The fan uses a remote control to operate the unit. Recommend confirming the remote is in the home at the final walk-through inspection.



Limitations

Exterior Doors

NOT INSPECTED (BLOCKED)

The exterior human door was not operated because the door was not accessible due to personal items blocking the access to the door.

Action items

10.4.1 Windows

**DAMAGED SPRINGS/GUIDES**

Multiple windows have worn springs/guides and do not stay up when the windows are opened. This is a safety issue and can cause an injury or damage to the glass when operating the window. The guides/springs should be replaced.

11: PRIMARY BEDROOM

Information

General: General Photos



Interior Doors: Good- Functioning Exterior Doors: None

No operable human doors to the exterior of the home.

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: Good

The ceiling fan is functional.

Cabinets: Good

The cabinets are functional.

Counters & Backsplash: Good

Counter tops/back splash are functional.

Sink: Good

The sink is functional.

Sink Fixture: Good

The sink fixture is functional.

Ceiling Fans: Remote Monitor

The ceiling fan is functional. The fan uses a remote control to operate the unit. Recommend confirming the remote is in the home at the final walk-through inspection.



Limitations

Windows

NOT ACCESSIBLE

The east wall window was not operated because the window was not accessible due to personal items blocking the access to the window. The window was not inspected.

12: NORTH BEDROOM

Information

General: General Photos



Interior Doors: Good- Functioning Exterior Doors: None

No operable human doors to the exterior of the home.

Windows: Good - Functioning

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: Good

The ceiling fan is functional.

13: EAST BEDROOM

Information

General: General Photos



Interior Doors: Good- Functioning Exterior Doors: None

No operable human doors to the exterior of the home.

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: Good

The ceiling fan is functional.

Limitations

Windows

NOT ACCESSIBLE

The window was not operated because the window was not accessible due to an AC unit blocking the access to the window. The window was not inspected.

Closet

NOT VISIBLE

The wall(s) are not visible due to items placed in front of and on the wall surface. The finished surface could not be inspected.

14: LAUNDRY ROOM

Information

Laundry Room - Location: General Photos



Laundry Room - Location: Location

Own Room

Interior Doors: Good - Functioning

Exterior Doors: None

No operable human doors to the exterior of the home.

Windows: Good - Functioning

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Exhaust Vent: None

No exhaust vent installed.

Washer and Dryer: YES Wash/Dry

A clothing washer and dryer are installed.

Clothes Dryer Connections: Electric (Good)

The home has connections for an electric clothes dryer.

Clothes Dryer Venting: To Exterior

The clothes dryer vents to the exterior of the home.

Cabinets: Good

The cabinets are functional.

Washing Machine Connections: Good Box

There is a connection box installed in the wall with a hot and cold water valve and a drain pipe. The drain pipe was not flood tested.



15: KITCHEN

Information

General: General Photos



Interior Doors: None

The room does not have any operable doors to the interior of the home.

Windows: Good

The windows are functional at this time.

Walls: Good

The walls do not show signs of damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: Good

The ceiling fan is functional.

Counters & Backsplash: Good

The counter tops and back splash are functional.

Sink: Good

The sink is functional.

Exterior Doors: None

The room does not have any operable human doors to the exterior of the home.

Floors: Good

The floors are noted to be functional at this time. No damage was visible to the visible areas.

Action items

15.11.1 Cabinets

DAMAGE/MICROBIAL SINKCAB

Moisture staining/damage to the bottom of the sink cabinet was noted from an active leak. The area was wet at the time of the inspection. Evidence of Microbial Growth was noted. Recommend having this condition further evaluated.



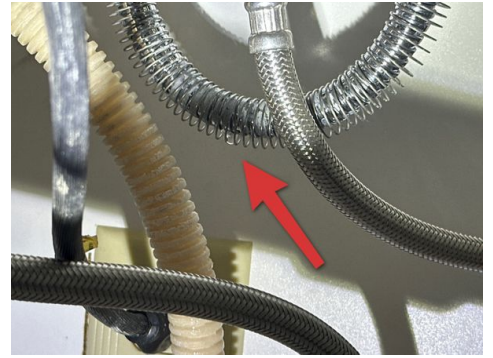
Safety Hazard



15.14.1 Sink Fixture

**SINK FIXTURE LEAK (FAUCET HOSE)**

The sink fixture was noted to be leaking at the faucet hose when the fixture was in use. Recommend consulting with a plumbing contractor for repairs.



16: KITCHEN - APPLIANCES

Information

Stove/Cooktop: Stove/Cooktop Type
Electric

Stove/Cooktop: Good
The stove/cooktop is functional.

Oven: Oven Type
Electric

Oven: Good
The oven is functional.

Ventilation: Good
The kitchen has a hood vent installed that is functional.

Dishwasher: Good
The dishwasher is functional.



Garbage Disposal: Good
The disposal unit is functional.

17: PRIMARY BATHROOM

Information

Interior Doors: General Photos



Interior Doors: Good

The interior door is functioning.

Windows: None

The room does not have any operable windows.

Walls: Good

The walls do not show signs of damage at this time.

Ceiling: Good

The ceiling is in good condition.

Exhaust Vent: Good

The room has an exhaust fan installed that is functioning.

Toilet: Good

The toilet is functioning.

Sink: Good

The sink is functional.

Sink Fixture: Good

The sink fixture is functional.

Cabinets: Good

The cabinets are functional.

Counters & Backsplash: Good

The counter tops and back splash are functional.

Tub/Shower Type: Tub/Shower Type

Shower

Shower Door: Curtain

The shower is designed to use a curtain.

Shower Surround: Good

The surround is functional.

Exterior Doors: None

The room does not have any operable human doors to the exterior of the home.

Floors: Good

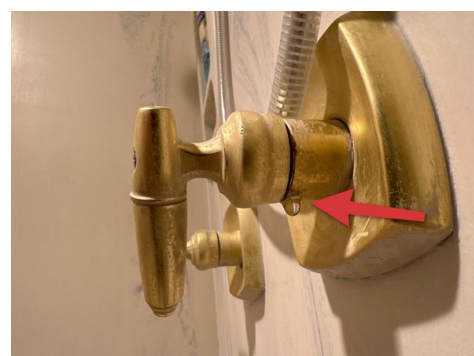
The floors are noted to be functional at this time. No damage was visible to the visible areas.

Action items

17.15.1 Shower Fixtures

FIXTURE (LEAK IN USE)

The shower fixture was noted to be leaking at the handle when the fixture was in use. Recommend consulting with a plumbing contractor for repairs.



18: HALLWAY BATHROOM

Information

Interior Doors: General Photos



Walls: Good

The walls do not show signs of damage at this time.

Toilet: Good

The toilet is functioning.

Cabinets: Good

The cabinets are functional.

Bathtub Door: Curtain

The bathtub is designed to use a curtain.

Jetted Tub Function: None

The tub does not have jets or an aeration function.

Exterior Doors: None

The room does not have any operable human doors to the exterior of the home.

Floors: Good

The floors are noted to be functional at this time. No damage was visible to the visible areas.

Interior Doors: Good

The interior door is functioning.

Ceiling: Good

The ceiling is in good condition.

Sink: Good

The sink is functional.

Counters & Backsplash: Good

The counter tops/back splash are functional.

Tub Fixtures: Good

The tub fixture is functional.

Windows: None

The room does not have any operable windows.

Exhaust Vent: Good

The room has an exhaust fan installed that is functioning.

Sink Fixture: Good

The sink fixture is functional.

Tub/Shower Type: Tub/Shower Type

Combo

Tub Surround: Good

The surround is functional.

Action items

18.9.1 Sink



Recommendations

FLEX CONNECT

The sink drain was noted to have a flex connector installed. This type of flexible connector is known to cause particles to build up in the pipe and clog.



19: GENERAL INTERIOR

Information

Home is Furnished: Partial

The home is partially furnished.

General Interior - Walls: Interior Wall Material

Drywall

General Interior - Ceilings: Interior Ceiling Finish

Drywall

General Interior - Floors: Interior Floor Material

Tile, Laminate Wood

Smoke Detectors: Good

Smoke alarm(s) responded when tested.

Carbon Monoxide Detector: Good

The unit did respond when tested.

Windows - Materials and Style:

Window Material

Wood

Thermography Scan: Infrared/Good

An Infrared Scan was performed at the time of the inspection. No conditions requiring repair were observed.



Windows - General Condition: Good Old

The windows are older windows that are still functional. The windows may require maintenance and adjustments to prolong the life of the windows.

Action items

19.7.1 Pest and Vermin

**MICE ACTIVITY**

Signs of vermin were noted at attic. The areas should be cleaned and monitored for further activity. Recommend consulting with a vermin and pest control specialist to prevent further entry of pests into the home.

20: PLUMBING SYSTEM

Information

Water Supply - Material: Material
Copper

Gas Supply : Gas Type
None

Gas Supply : Main Shut-Off Location
None



Waste Pipes: Water Supply - Waste Pipes
Plastic PVC/ABS)

Sewer Line Clean Outs: Clean Outs
North Exterior

Water Supply - Shut Off: Shut Off
Water Heater, Garage



Water Supply - Water Filter: Water Supply - Filter
None

The home was noted to have a water filtration system installed. Testing of this type of system is beyond the scope of the home inspection. Recommend inquiring with the seller about the care and maintenance of the system.

Water Supply - Water Pressure: Water Pressure
60-70 PSI

The house water pressure was tested at the exterior hose bib. The normal range for a home is between 40-75 PSI.

Action items

20.8.1 Sewer Line Clean Outs



Recommendations

RAISE CLEAN OUTS

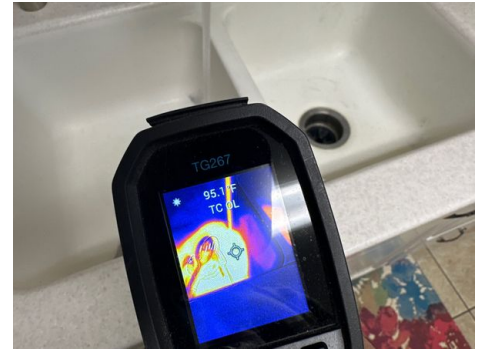
The clean outs are located near or below the grade of the soil. Recommend having the clean outs raised or the soil removed to prevent the clean outs from becoming buried or hidden.



21: WATER HEATER

Information

<p>Water Heater - 1 : Water Heater - Age 19 Years Old</p>	<p>Water Heater - 1 : Water Heater - Capacity 65 Gallons</p>	<p>Water Heater - 1 : GOOD function The water heater was functional at the time of the inspection.</p>
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Water Heater - 1 : Good (Electric)

The electrical connections are installed properly with electrical conduit.

Water Heater - 1 : Water Heater Location

Interior Closet



Action items

21.1.1 Water Heater - 1

WATER HEATER - OLD MONITOR

The life expectancy of a water heater is 10-15 years. It is not possible to determine when the unit will need to be replaced. Recommend monitoring the unit for repairs or replacement.



21.1.2 Water Heater - 1

**TPR - UPHILL (REPAIR)**

The unit TPR valve (Temperature and Pressure Relief) drain line has not been installed properly. The drain line is not to be installed flowing uphill. This can cause failure of the TPR valve.



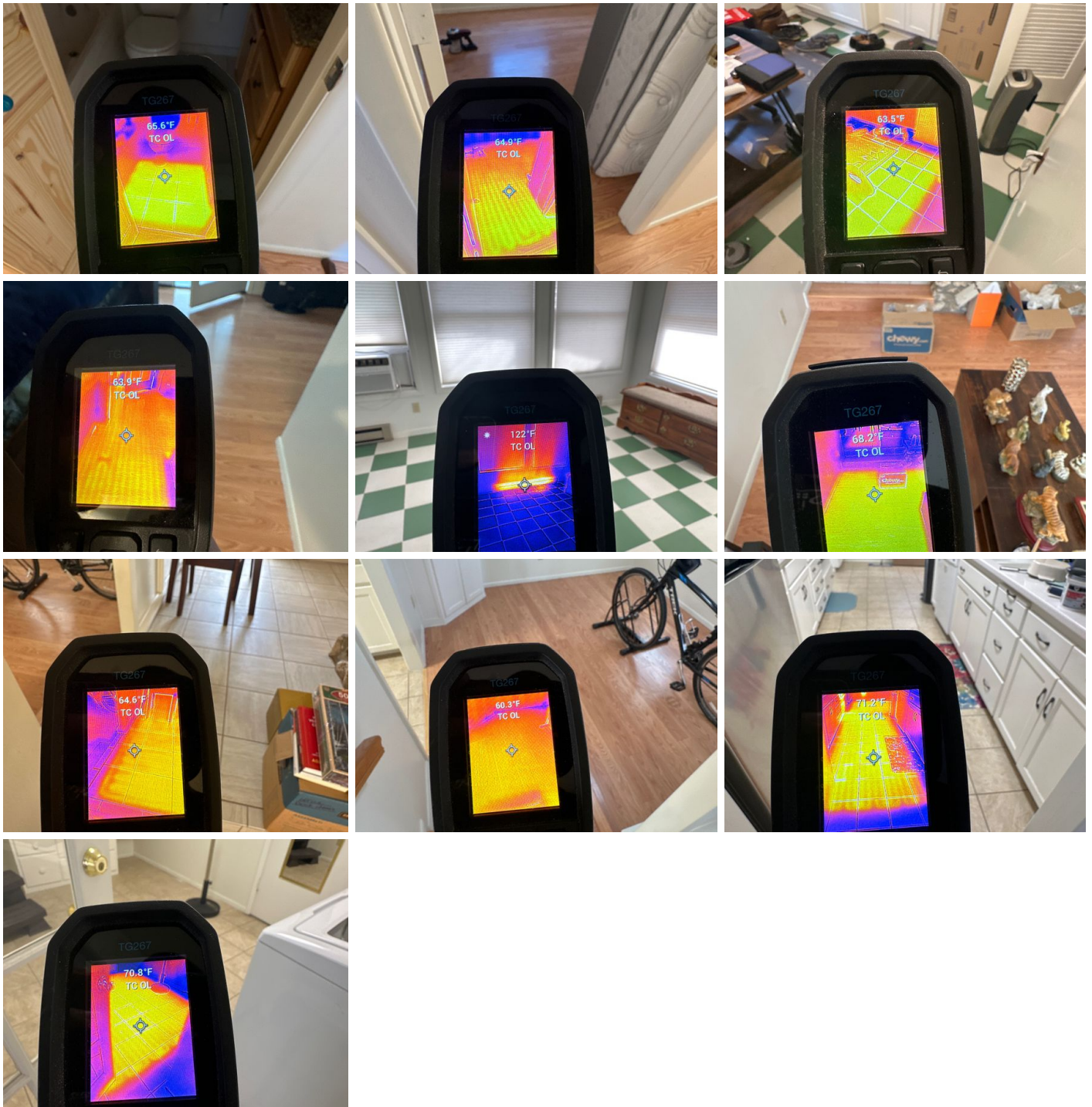
22: ELECTRIC HEAT SYSTEM

Information

Electric Heat : Electric Heat Type
In-Floor Radiant, Baseboard

Electric Heat : Energy Source - Type
Electric

Electric Heat : System - Good
The units are functional.



Action items

22.1.1 Electric Heat



UNIT - INOP

The electrical heating system at the west bonus room baseboards did not respond to calls from the thermostat to heat. Recommend having this condition further evaluated.



23: DUCTWORK/DISTRIBUTION SYSTEM

Information

**Ductwork / Distribution - Ducts /
Air Supply: Ductwork /
Distribution Supply - Location
and Condition**
None

**Ductwork / Distribution - Ducts /
Air Supply: N/A**
This type of system does not
require ducting to be installed.

**Ductwork / Distribution - Air
Filter: Air Filter - Location**
None

24: ELECTRICAL SYSTEM

Information

Electric Service - Location:

Electrical Service Location

Underground



Grounding Equipment: Grounding Equipment/Source

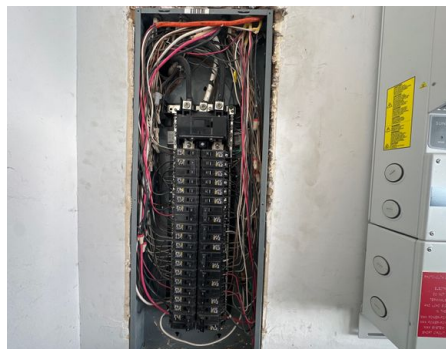
Rod in the ground

Conductors - Branch Wiring: Copper & Aluminum

The electrical branch wiring in the home is copper and aluminum.

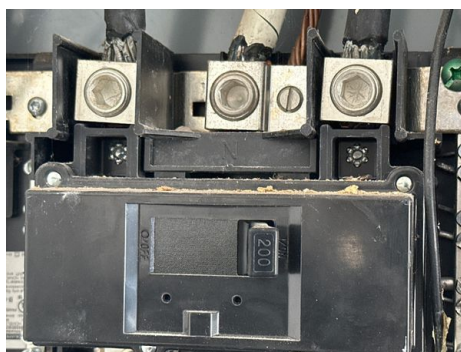
Main Panel Location: Main Panel Location

Garage



Main Panel Power: 200 amps

200 amps/ 240 Volt



Service Disconnect Switch: Main Panel

Located at the main electrical service panel

Breaker Labeling: Label Yes

The electrical breakers in the main electrical panel are labeled.

Electrical Subpanels - Location:

Electrical Sub-Panel Locations

No Sub-Panel

Conductors - Main Service Cables: Aluminum

The main feed line is aluminum - This is commonly used for the main service feed wires from the power supply company to the home.

AFCI(Arc Fault Circuit Interrupter) Breakers: Not Required

At the time of the construction of the home, ACFI breakers were not required to be installed in the electrical panel. No AFCI breakers were noted.

Limitations

Solar Electrical System

SOLAR (ROOF)

The home is equipped with a solar electrical and heating system. The system is a roof mount installation. The testing of this type of system is beyond the scope of a home inspection and was not operated.



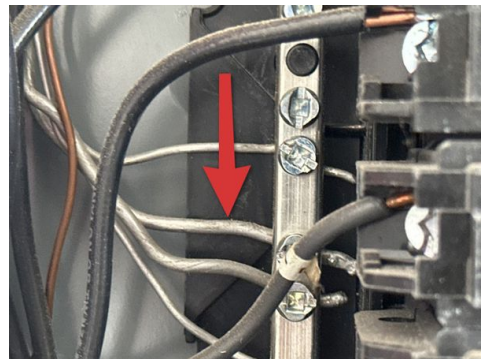
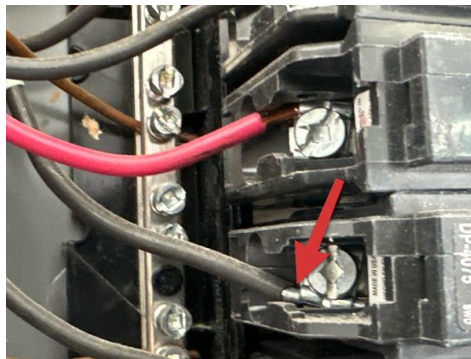
Action items

24.6.1 Conductors - Branch Wiring



ALUM SAFETY

Aluminum branch wiring was noted. Aluminum solid strand wiring, used on 110volt circuits, has been known to be unsafe. The wiring may fail at the terminals to outlets, switches and wiring connections. The wiring connections to the outlet/switches/fixtures and terminals need to be evaluated. Attaching a copper wire, known as "Pig Tailing", may be required. Pig Tailing should be done with a connector that has been approved for this application and installed by a licensed electrical contractor. Recommend having the wiring further evaluated by an electrical contractor.



24.15.1 Outlets/Switches - Exterior

**NO POWER**

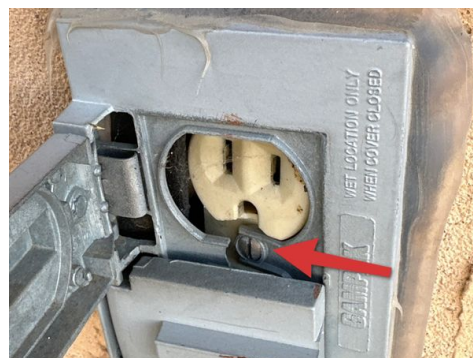
The outlets (x2) located at the south exterior water feature and shed did not have power at the time of the inspection. The outlets may be on a switch or is not correctly wired. Recommend consulting with an electrical contractor.



24.15.2 Outlets/Switches - Exterior

**EXTERIOR COVER (DAMAGED)**

The outlets (x1) at the main entry north exterior have a damaged exterior cover. A cover is required for exterior outlets to increase safety and prevent a possible shock hazard. Recommend consulting with an electrical contractor for repairs for the increased safety of the home.



24.16.1 Outlets/Switches - Garage

**RECOMMEND**

The outlets are not all a Ground Fault Circuit Interrupter (GFCI) outlet. GFCI outlets were not required at this location when the home was built. GFCI outlets can increase the safety of the home.

24.17.1 Outlets/Switches - Kitchen

**RECOMMEND**

The outlets are not a Ground Fault Circuit Interrupter (GFCI) outlet. GFCI outlets were not required at this location when the home was built. GFCI outlets can increase the safety of the home.

24.18.1 Outlets/Switches - Bathrooms

**RECOMMEND**

The outlets are not a Ground Fault Circuit Interrupter (GFCI) outlet. GFCI outlets were not required at this location when the home was built. GFCI outlets can increase the safety of the home.

25: FOUNDATION

Information

Foundation - Foundation: Slab

The foundation is a slab on grade foundation that has footings that are below the grade of the soil, with no visibility of the footings and limited visibility of the stem walls.

Limitations

Foundation - Slab Condition

NOT VISIBLE

The condition of the slab cannot be visually observed. A finished flooring has been installed over the surface.

26: ATTIC SPACE

Information

Attic & Insulation - Access: Attic Space - Access

Hallway Closet, Garage Ceiling, Bedroom Ceiling

Attic & Insulation - Structure: Decking Material (Plywood)

The roof decking material is plywood sheeting

Attic & Insulation - Structure: Decking Material is (OSB)

The roof decking material is OSB (oriented strand) board sheeting

Attic & Insulation - Ventilation: Good

The ventilation is adequate for the attic space.

Attic & Insulation - Insulation: Attic Insulation - Type

Fiberglass Batt Insulation

Attic & Insulation - Structure: Wood Trusses

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the walls.

Limitations

Attic & Insulation - Access

ACCESS DOOR (LIMITED)

The access to the attic was limited to viewing from the access door. The attic does not have a floor or a walkway to safely walk on in the attic space.



Attic & Insulation - Access

NO ACCESS

The attic space at the interior closets could not be accessed due to items/shelving stored/installed underneath or in the way of the access. The attic could not be accessed/viewed in this area.

STANDARDS OF PRACTICE

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. 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.

Roof System

The roof condition is visually evaluated, it is 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. 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 do not inspect attached accessories including but not limited to solar systems, antennae, satellite dishes and lightning arrestors. Roofs require regular maintenance and it is recommended that every year the roof is evaluated for the purpose of regular maintenance needs and possible repair. The parapets, skylights, penetrations (vents, gas, electrical), hips, valleys and the roof drains are common areas that often require maintenance repair.

Living Room Chimney/Fireplace

Annual cleaning of the chimneys is advised when the chimney is used regularly during the winter season or before use when buying a home.

Laundry Room

Laundry appliances are operated for the purpose of evaluating safety devices on the installed units. We do not test the efficiency of the appliances performance or move the appliances. The condition of any walls or flooring hidden by the appliances may not be accessible to evaluate. Drain lines and water supply valves serving washing machines are not operated.

Kitchen - Appliances

The kitchen appliances are tested for basic functionality, but are not evaluated for their performance nor are all functions, settings or cycles operated. Appliances older than ten years may exhibit decreased efficiency. Water filtration systems, trash compactors, ice machines and other small appliances are not tested. These items are considered to be beyond the scope of a home inspection.

Plumbing System

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 tested if not intended for 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. Any general comments about these systems and conditions are informational only and do not represent an inspection. Waste and drainpipes pipe condition is usually directly related to their age. Older pipes are subject to damage through decay and vegetation root movement or growth. Older homes with galvanized, orangeburg or cast iron supply or waste drain lines can be obstructed and barely working during an inspection and later fail under regular use. A significant portion of drainpipes are concealed, we can only evaluate their condition by observing the flow at drains and fixtures at the time of inspection.

Water Heater

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 tested if not intended for 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. Any general comments about these systems and conditions are informational only and do not represent an inspection. Waste and drainpipes pipe condition is usually directly related to their age. Older pipes are subject to damage through decay and vegetation root movement or growth. Older homes with galvanized, orangeburg or cast iron supply or waste drain lines can be obstructed and barely working during an inspection and later fail under

regular use. A significant portion of drainpipes are concealed, we can only evaluate their condition by observing the flow at drains and fixtures at the time of inspection.

Electric Heat System

The inspector can only open readily available access panels provided by the manufacturer or installer for routine homeowner maintenance and evaluation, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights and ignite or extinguish solid fuel fires. The inspector is inspecting the visible portions of the unit and is not equipped to inspect areas that can only be done by dismantling the unit, such as the 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. This is beyond the scope of a home inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of heat throughout a building cannot be addressed by a visual inspection.

Foundation

During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or may be dangerous to or adversely affect the health of the inspector or other persons. The foundation of the home is below the grade of the soil and often a visual inspection of these areas of the home are limited or completely inaccessible. Attics often do not have floors or rat runs installed for the purpose of walking through the attic, limiting the inspection of such areas to be performed from the access points only

Attic Space

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 limit the visibility of water pipes, electrical conduits, junction boxes, exhaust fans, framing and other