



## RESIDENTIAL INSPECTION REPORT

1234 Main St. Peoria AZ 85383

Buyer Name  
01/27/2022 9:00AM



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TABLE OF CONTENTS

1: Inspection Details	7
2: Structural Components	8
3: Exterior	10
4: Pool	20
5: Roofs / Chimneys / Attic	24
6: Heating / Air Conditioning	29
7: Electrical System	33
8: Plumbing System	36
9: Garage	39
10: Laundry Room/Area	44
11: Kitchen	47
12: Living Spaces/Hallways	51
13: Bedrooms	54
14: Bathrooms	57
Standard of Practice	61

### Comment Key

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

**Inspected** - Indicates the component or system was inspected and is functionally consistent with its original purpose but may show signs of normal wear and tear and/or deterioration.

**Deficiency Noted** - Indicates the component or system was inspected and shows signs of notable deficiency. Deficiencies may include items in need of repair, replacement or further professional evaluation now or in the near future.

**Not Visible** - Indicates the component was not visible or readily accessible for inspection.

**Not Present** - Indicates the component was not observed or is not installed.

### Scope Of Work

The Home Inspection is a limited non invasive, visual inspection only of the property at the time of inspection. Only visible, safely and readily accessible areas of the specified systems and components will be inspected. The inspector will not disassemble material or components or move furniture or items of personal belongings to gain access, either physical or visible to areas or components otherwise blocked. A home inspection is not a home warranty, guarantee, or insurance of any kind. Please review the inspection agreement for further details.

# SUMMARY

64

DEFICIENCY/SERVICE OR  
REPLACE

19

SAFETY CONCERN/SERVICE  
OR REPLACE

3

DEFICIENCY/FURTHER  
EVALUATION



2.1.1 Structural Components - Foundation (including exposed foundation/stem wall and basement):  
Foundation Paint



2.1.2 Structural Components - Foundation (including exposed foundation/stem wall and basement):  
Vertical cracks w/ separation less than 1/8"



2.1.3 Structural Components - Foundation (including exposed foundation/stem wall and basement):  
Cracked/Displaced Concrete



2.1.4 Structural Components - Foundation (including exposed foundation/stem wall and basement):  
Aggregate/Missing Parge



2.1.5 Structural Components - Foundation (including exposed foundation/stem wall and basement): WDO  
Evidence



3.1.1 Exterior - Driveway and Walkways: Missing walkway drain channel (limited drainage)



3.1.2 Exterior - Driveway and Walkways: Non standard step height



3.1.3 Exterior - Driveway and Walkways: Cracked floor tile



3.2.1 Exterior - Vegetation, Grading/Drainage, and Retaining Walls: Landscape/Mound sloping towards  
home



3.2.2 Exterior - Vegetation, Grading/Drainage, and Retaining Walls: High Grade



3.2.3 Exterior - Vegetation, Grading/Drainage, and Retaining Walls: Vegetation Contacting Home



3.2.4 Exterior - Vegetation, Grading/Drainage, and Retaining Walls: Gutter splash blocks missing



3.3.1 Exterior - Siding and Exterior Paint: Damaged/Missing Stucco



3.3.2 Exterior - Siding and Exterior Paint: AC Line-set Penetration not Sealed



3.3.3 Exterior - Siding and Exterior Paint: Wall opening



3.4.1 Exterior - Trim/Flashing: Loose Trim



3.5.1 Exterior - Eaves, Soffits and Fascias: Moisture Stains



3.5.2 Exterior - Eaves, Soffits and Fascias: Bird Nest



3.6.1 Exterior - Screens and Windows (as observed from outside): Cracked Exterior Trim



- ⊖ 3.7.1 Exterior - Water Faucets (hose bibbs): Missing Anti-siphon/Vacuum Breakers
- ⊖
  - 3.8.1 Exterior - Electrical Switches/Receptacles/Fixtures, GFCI devices, Conduit and Wiring: Non-GFCI Receptacle
  - 🔧 3.8.2 Exterior - Electrical Switches/Receptacles/Fixtures, GFCI devices, Conduit and Wiring: Loose Light Fixtures
  - 🔧 3.8.3 Exterior - Electrical Switches/Receptacles/Fixtures, GFCI devices, Conduit and Wiring: Loose conduit
  - 🔧 3.8.4 Exterior - Electrical Switches/Receptacles/Fixtures, GFCI devices, Conduit and Wiring: NM (Romex) Cable
  - 🔧 3.8.5 Exterior - Electrical Switches/Receptacles/Fixtures, GFCI devices, Conduit and Wiring: Fixture rust
- ⊖ 3.10.1 Exterior - Patio and Other Exterior Door(s): Security Door Double Keyed
- ⊖ 3.10.2 Exterior - Patio and Other Exterior Door(s): Entry Door Double Keyed
- 🔧 3.10.3 Exterior - Patio and Other Exterior Door(s): Hard to Slide (moderate)
- ⊖ 4.1.1 Pool - Pool Fence/Barrier: No pool fence
- ⊖ 4.1.2 Pool - Pool Fence/Barrier: Side gate not self closing
- 🔧 4.3.1 Pool - Deck, Steps and Coping: Cracked/Damaged deck
- 🔧 4.9.1 Pool - Cleaning/Circulation System (including filters and pumps): Discolored pool pipes
- 🔧 4.9.2 Pool - Cleaning/Circulation System (including filters and pumps): Leak at pool equipment
- 🔧 4.9.3 Pool - Cleaning/Circulation System (including filters and pumps): Equipment pad
- 🔧 5.1.1 Roofs / Chimneys / Attic - Pitched Roof Covering(s): Loose barrel tile
- 🔧 5.1.2 Roofs / Chimneys / Attic - Pitched Roof Covering(s): Excessive debris
- 🔧 5.2.1 Roofs / Chimneys / Attic - Low Slope Roof Covering(s) : Excessive debris
- ⊖ 5.2.2 Roofs / Chimneys / Attic - Low Slope Roof Covering(s) : Bee nest
- 🔧 5.3.1 Roofs / Chimneys / Attic - Flashings: Missing Kick-out Flashings
- 🔧 5.3.2 Roofs / Chimneys / Attic - Flashings: Separated and not common
- 🔧 5.5.1 Roofs / Chimneys / Attic - Roof Drainage Systems: Clear gutters
- 🔧 6.1.1 Heating / Air Conditioning - Cooling System(s): Condenser fan rust
- 🔧 6.1.2 Heating / Air Conditioning - Cooling System(s): Garage ductless system
- 🔧 6.4.1 Heating / Air Conditioning - Distribution Systems: Dirty filter
- ⊖ 6.6.1 Heating / Air Conditioning - Fireplaces and Flues : Creosote
- 🔧 7.2.1 Electrical System - Main Electrical Service/Panel and Grounding Equipment: Improper alteration
- 🔧
  - 7.3.1 Electrical System - Branch Circuit Conductors, Overcurrent Devices and Compatibility: Neutral installed as hot
  - 🔧 7.4.1 Electrical System - Electrical Sub-panel(s): Loose
- 🔧
  - 8.1.1 Plumbing System - Plumbing Water Supply & Distribution System (including supports and insulation): PSI over 80 - Assess PRV
  - 🔧 8.1.2 Plumbing System - Plumbing Water Supply & Distribution System (including supports and insulation): Loose plumbing
- ⚠ 8.3.1 Plumbing System - Plumbing Drain, Waste and Vent Systems: Cleanouts not located - covered or missing

- 🔧 9.2.1 Garage - Garage Overhead Door Weather-stripping: Separated weather-stripping
- ⚠️ 9.3.1 Garage - Garage Door Operator(s) (including safety reverse functions): Wall switch lower than 5'
- ⚠️ 9.4.1 Garage - Garage Walls/Ceiling and Firewall Separation: Cracked drywall (firewall)
- 🔧
- 9.4.2 Garage - Garage Walls/Ceiling and Firewall Separation: Evidence of leak (no elevated moisture detected)
- 🔧 9.5.1 Garage - Garage Slab/Floor: Cracked along control joint
- 🔧
- 9.6.1 Garage - Garage Electrical Switches, Receptacles and GFCI Devices, and Fixtures: Exposed NM Cable
- 🔧 9.11.1 Garage - Garage Service/Exterior Door: Not Sealed When Closed (Visible Light)
- 🔧 9.11.2 Garage - Garage Service/Exterior Door: Door Rubs
- ⚠️ 9.11.3 Garage - Garage Service/Exterior Door: Swings outward
- 🔧 9.11.4 Garage - Garage Service/Exterior Door: Moisture Damage
- ⚠️ 9.11.5 Garage - Garage Service/Exterior Door: Possible Evidence of WDO
- 🔧 10.1.1 Laundry Room/Area - Walls/Ceiling: Evidence of leak (no elevated moisture detected)
- ⚠️
- 10.7.1 Laundry Room/Area - Electrical Switches, Receptacles and GFCI Devices, and Fixtures: Exposed Conductors
- 🔧 10.8.1 Laundry Room/Area - Plumbing and Vents (for washer/dryer): Corrosion at valves
- ⚠️ 10.8.2 Laundry Room/Area - Plumbing and Vents (for washer/dryer): Water softener line in drain
- 🔧 11.1.1 Kitchen - Walls/Ceiling: Missing drywall
- 🔧 11.6.1 Kitchen - Sinks (including supply, drain, functional flow & drainage): Corroded fitting(s)
- 🔧 11.6.2 Kitchen - Sinks (including supply, drain, functional flow & drainage): Loose
- ⚠️ 11.7.1 Kitchen - Electrical Switches, Receptacles and GFCI Devices, and Fixtures: Non GFCI Receptacle
- ⚠️ 11.8.1 Kitchen - Dishwasher: No high loop/air gap
- ⚠️ 11.10.1 Kitchen - Ranges/Ovens/Cooktops: Missing Anti-tip
- 🔧 12.1.1 Living Spaces/Hallways - Walls/Ceiling: Drywall cracks less than 1/8"
- ⚠️ 12.2.1 Living Spaces/Hallways - Flooring: Non standard step height
- 🔧
- 12.8.1 Living Spaces/Hallways - Smoke Detectors (each level of home & outside of bedrooms): Smoke detectors 10+ years
- 🔧 13.1.1 Bedrooms - Walls/Ceiling: Door impact - add door stop
- 🔧 13.2.1 Bedrooms - Flooring: Cracked/chipped floor tile
- 🔧 13.2.2 Bedrooms - Flooring: Loose floor guide
- ⚠️ 13.6.1 Bedrooms - Smoke Detector(s): No Smoke Detectors Installed
- 🔧 14.2.1 Bathrooms - Flooring: Hardware
- 🔧 14.6.1 Bathrooms - Sinks (including supply, drain, functional flow & drainage): Inoperable drain stop
- 🔧 14.6.2 Bathrooms - Sinks (including supply, drain, functional flow & drainage): Slow to drain
- 🔧
- 14.6.3 Bathrooms - Sinks (including supply, drain, functional flow & drainage): Missing escutcheon plates
- 🔧 14.6.4 Bathrooms - Sinks (including supply, drain, functional flow & drainage): Does not stop
- 🔧 14.8.1 Bathrooms - Toilet/Supply and Drain: Loose toilet (slightly)
- 🔧 14.9.1 Bathrooms - Electrical Switches, Receptacles and GFCI Devices, and Fixtures: Missing outlet cover

# 1: INSPECTION DETAILS

## Information

<b>Standards of Practice</b> Standards of Professional Practice for Arizona Home Inspectors	<b>In Attendance</b> Seller	<b>Type of Building</b> Residential Single Family, Single Story
<b>Year Constructed (per internet resources)</b> 1985	<b>Furniture/Visual Obstructions</b> Furniture/obstructions present in most rooms/areas	<b>Temperature</b> Over 65 (F) = 18.3 (C)
<b>Weather</b> Partly Cloudy	<b>Ground/Soil Surface Condition</b> Dry	<b>Rain in last 3 days</b> No

## 2: STRUCTURAL COMPONENTS

		IN	NI	NP	D
2.1	Foundation (including exposed foundation/stem wall and basement)	X			X
2.2	Floors (structural)	X			
2.3	Structural Walls/Ceiling and Roof/Attic Framing	X			
2.4	Columns and Beams	X			
2.5	Under Floor Crawl Space, Ventilation and Vapor Retarder			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency Noted

### Information

**Foundation (including exposed foundation/stem wall and basement): Type**

Slab on grade

**Floors (structural): Type**

Concrete slab

**Structural Walls/Ceiling and Roof/Attic Framing: Walls**

Wood framed

**Structural Walls/Ceiling and Roof/Attic Framing: Ceiling**

Engineered roof trusses, Wood

**Structural Walls/Ceiling and Roof/Attic Framing: Roof**

Engineered wood trusses

**Columns and Beams: Type**

Wood framed

### Deficiency noted

2.1.1 Foundation (including exposed foundation/stem wall and basement)



Deficiency/Service or Replace

#### FOUNDATION PAINT

Flaking and/or peeling exterior paint noted at/along the foundation. Recommend having the loose paint scraped and concrete repainted as needed by a qualified painter.



2.1.2 Foundation (including exposed foundation/stem wall and basement)



Deficiency/Service or Replace

#### VERTICAL CRACKS W/ SEPARATION LESS THAN 1/8"

Vertical cracks with separation of less than 1/8" observed. Recommend assessment and service/re-sealing by a qualified contractor/foundation contractor to prevent moisture intrusion and further damage.



2.1.3 Foundation (including exposed foundation/stem wall and basement)



Deficiency/Service or Replace

### **CRACKED/DISPLACED CONCRETE**

REAR OF HOME

Cracked and loose, displaced or missing concrete observed. Recommend assessment and service/repair by a qualified concrete/foundation contractor to prevent further damage.



2.1.4 Foundation (including exposed foundation/stem wall and basement)



Deficiency/Service or Replace

### **AGGREGATE/MISSING PARGE**

Missing parge coat/visible aggregate observed. Recommend assessment and application of parge/finish coat (if deemed necessary) by a qualified concrete/foundation contractor to help maintain an adequate seal.



2.1.5 Foundation (including exposed foundation/stem wall and basement)



Deficiency/Further Evaluation

### **WDO EVIDENCE**

Evidence of possible wood destroying organism activity observed. Recommend further inspection by a qualified pest control specialist.



### 3: EXTERIOR

		IN	NI	NP	D
3.1	Driveway and Walkways	X			X
3.2	Vegetation, Grading/Drainage, and Retaining Walls	X			X
3.3	Siding and Exterior Paint	X			X
3.4	Trim/Flashing	X			X
3.5	Eaves, Soffits and Fascias	X			X
3.6	Screens and Windows (as observed from outside)	X			X
3.7	Water Faucets (hose bibbs)	X			X
3.8	Electrical Switches/Receptacles/Fixtures, GFCI devices, Conduit and Wiring	X			X
3.9	Main Entry Door	X			
3.10	Patio and Other Exterior Door(s)	X			X
3.11	Deck, Balcony, Stoops, Steps, Porch, Patio, Covers and Railings	X			
3.12	Wall/Fence	X			
3.13	Gate(s)	X			
3.14	Outdoor Grill (or similar attached cooking equipment)			X	
3.15	Utility room, storage closet and/or shed			X	

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#### Information

**Siding and Exterior Paint:** Siding  
Stucco

**Deck, Balcony, Stoops, Steps,  
Porch, Patio, Covers and Railings:**  
**Appurtenance**  
Walkway(s), Covered entry,  
Covered patio



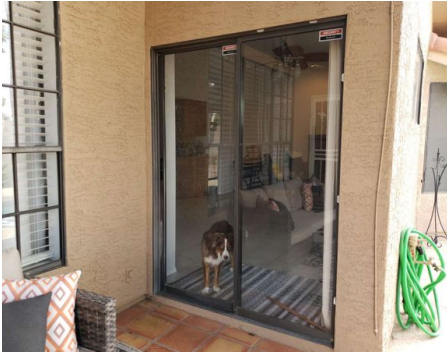
**Section Overview Photos****Vegetation, Grading/Drainage, and Retaining Walls: Flat Grade**

Grade around the home is flat areas which may lead to a lack of effective drainage resulting in water pooling around/near the foundation. A slope of approximately 1" per foot for at least 5-6' is recommended where possible. Recommend monitoring for water retention and back-filling as/where necessary.



**Patio and Other Exterior Door(s): No screen door**

There is no screen door installed. Recommend installation if needed by a qualified door contractor.

**Deficiency noted**

## 3.1.1 Driveway and Walkways



Deficiency/Service or Replace

**MISSING WALKWAY DRAIN CHANNEL (LIMITED DRAINAGE)**

## FRONT WALKWAY

Missing walkway drain channel noted. Rain water may be trapped between the walkway(s) and the foundation. Recommend monitoring for water retention. Recommend the installation of a drain channel(s) if necessary by a qualified contractor.



## 3.1.2 Driveway and Walkways



Safety Concern/Service or Replace

**NON STANDARD STEP HEIGHT**

## FRONT AND REAR WALKWAYS

Non standard height step(s) noted could be a trip concern. Recommend caution while walking in these areas or service if needed by a qualified contractor.



## 3.1.3 Driveway and Walkways



Deficiency/Service or Replace

**CRACKED FLOOR TILE**

Cracked floor tile noted at the front walkway. Recommend service if needed by a qualified flooring contractor.





### 3.2.1 Vegetation, Grading/Drainage, and Retaining Walls



Deficiency/Service or Replace

## LANDSCAPE/MOUND SLOPING TOWARDS HOME

### FRONT OF HOME

Landscaping/mounded soil is sloping towards the structure which may lead to a lack of effective drainage resulting in water pooling around/near the foundation. A slope of approximately 1" per foot away from the foundation for at least 5-6' is recommended. Recommend adjustment/correction by a qualified landscape professional.



### 3.2.2 Vegetation, Grading/Drainage, and Retaining Walls

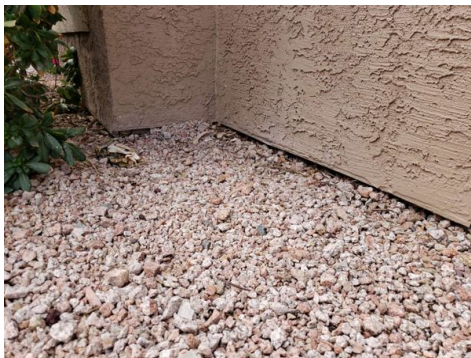


Deficiency/Service or Replace

## HIGH GRADE

### MULTIPLE AREAS

Excessive/high grade in areas around the structure limits foundation visibility and increases the risk of pest intrusion. Recommend removal/lowering of grade where necessary (leaving an appropriate slope of approximately 1" per foot away from the structure).





## 3.2.3 Vegetation, Grading/Drainage, and Retaining Walls

**VEGETATION CONTACTING HOME** Deficiency/Service or Replace

Vegetation is contacting the exterior of the home. This can lead to increased pest activity, moisture intrusion as well as paint/siding damage. Recommend trimming vegetation away from the home or removal as needed by a qualified landscaping professional.



## 3.2.4 Vegetation, Grading/Drainage, and Retaining Walls

 Deficiency/Service or Replace**GUTTER SPLASH BLOCKS MISSING**

Recommend the application of splash blocks at the gutter downspouts as needed to help divert rain water away from the structure.



## 3.3.1 Siding and Exterior Paint

**DAMAGED/MISSING STUCCO**

## ROOF PARAPET WALLS

 Deficiency/Service or Replace

Damaged and/or missing stucco observed. Recommend repair/replacement of stucco in the area by a qualified siding contractor.





## 3.3.2 Siding and Exterior Paint

**AC LINE-SET PENETRATION  
NOT SEALED**

Open/unsealed voids noted where the cooling system lines enter the building. Recommend sealing/filling (w/ expanding foam sealant or stainless steel wool) to prevent pest intrusion into the building.



Deficiency/Service or Replace



## 3.3.3 Siding and Exterior Paint

**WALL OPENING**

There is a large vent opening at the garage exterior wall that is mostly covered by boxed sheet metal on the exterior side. Recommend replacement with conventional exterior wall materials as needed by a qualified contractor.



Deficiency/Service or Replace



## 3.4.1 Trim/Flashing

**LOOSE TRIM**

ABOVE GARAGE

Loose/detached exterior trim noted. Recommend service/securing by a qualified siding professional.



Deficiency/Service or Replace





3.5.1 Eaves, Soffits and Fascias

**MOISTURE STAINS**

FRONT CORNER

Moisture staining noted at/along roof eave/overhang material(s). Roof conditions observed that can lead to leaking will be noted in the roof section of this report. Recommend having stains sealed and eaves repainted as needed by a qualified painting contractor.

 Deficiency/Service or Replace



3.5.2 Eaves, Soffits and Fascias

**BIRD NEST**

FRONT OF HOME

Bird nesting/debris observed. Recommend removal and pest control service if needed.

 Deficiency/Service or Replace



3.6.1 Screens and Windows (as observed from outside)

**CRACKED EXTERIOR TRIM**

FRONT OF HOME

Cracked/damaged vinyl trim observed at the exterior side of (some) windows. Recommend trim replacement as needed by a qualified window technician.

 Deficiency/Service or Replace



## 3.7.1 Water Faucets (hose bibbs)



Safety Concern/Service or Replace

**MISSING ANTI-SIPHON/VACUUM BREAKERS**

Anti-siphon devices/vacuum breakers are missing. Recommend installing anti-siphon valves/vacuum breakers on each hose bib prior to connecting hoses to prevent outside water from siphoning into the clean/potable water supply.



## 3.8.1 Electrical

Switches/Receptacles/Fixtures,  
GFCI devices, Conduit and Wiring



Safety Concern/Service or Replace

**NON-GFCI RECEPTACLE**

BELOW SERVICE PANEL

Exterior receptacle is not GFCI protected. GFCI protection is recommended for all exterior receptacles as a safety precaution even if it was not available or required when the home was built. Recommend the installation of GFCI protection by a qualified electrician.



## 3.8.2 Electrical Switches/Receptacles/Fixtures, GFCI devices, Conduit and Wiring



Deficiency/Service or Replace

**LOOSE LIGHT FIXTURES**

Exterior light fixture are slightly loose and/or not sealed to the walls (to prevent pest/moisture intrusion). Recommend fully securing and sealing as needed by a qualified professional.





### 3.8.3 Electrical Switches/Receptacles/Fixtures, GFCI devices, Conduit and Wiring



Deficiency/Service or Replace

#### **LOOSE CONDUIT**

##### **NORTH EXTERIOR**

Electrical conduit is loose/not fully or properly secured. Recommend service/securing by a qualified electrician.



### 3.8.4 Electrical Switches/Receptacles/Fixtures, GFCI devices, Conduit and Wiring

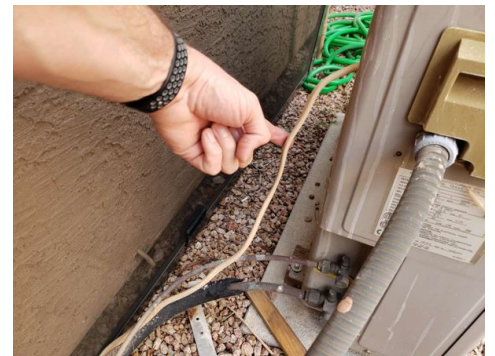


Deficiency/Service or Replace

#### **NM (ROMEX) CABLE**

##### **GARAGE DUCTLESS AC**

Non-metallic electrical cable installed is not rated for outdoor/exterior installation. This soft jacketed/sheathed cable is not intended to be installed where it may be subject to physical damage or exterior/weather elements. Recommend correction/replacement of cable by a qualified electrician.



### 3.8.5 Electrical Switches/Receptacles/Fixtures, GFCI devices, Conduit and Wiring



Deficiency/Service or Replace

#### **FIXTURE RUST**

Rust noted at exterior light fixtures. Recommend replacement if needed by a qualified electrician.



3.10.1 Patio and Other Exterior  
Door(s)



Safety Concern/Service or Replace

**SECURITY DOOR DOUBLE KEYED**

MASTER BEDROOM

The security door is keyed on both sides presenting a safety concern as occupants without a key may be trapped in case of emergency. Recommend replacement of the lock with one that is not keyed on the interior side by a qualified locksmith or door technician.



3.10.2 Patio and Other Exterior  
Door(s)



Safety Concern/Service or Replace

**ENTRY DOOR DOUBLE KEYED**

MASTER BEDROOM

The exterior entry door is keyed on both sides presenting a safety concern as occupants without a key may be trapped in case of emergency. Recommend replacement of the lock with one that is not keyed on the interior side by a qualified locksmith or door technician.  
**Please note the door was locked and not able to be tested.**



3.10.3 Patio and Other Exterior Door(s)



Deficiency/Service or Replace

**HARD TO SLIDE (MODERATE)**

The sliding glass door could be considered difficult to open and close. Rolling hardware could be dirty or damaged. Recommend assessment and service if needed by a qualified door technician.



## 4: POOL

		IN	NI	NP	D
4.1	Pool Fence/Barrier	X			X
4.2	Pool Liner	X			
4.3	Deck, Steps and Coping	X			X
4.4	Handrails and Ladders			X	
4.5	Entrapment Prevention Components	X			
4.6	Diving Board, Slide and/or Water Feature			X	
4.7	Bonded/Grounded Components Within 5 ft	X			
4.8	Self Fill Mechanism (including vacuum breaker)	X			
4.9	Cleaning/Circulation System (including filters and pumps)	X			X
4.10	Electrical/GFCI/Light	X			
4.11	Heating Equipment (including automatic safety controls)			X	
4.12	Spa/Hot Tub			X	

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## Information

**Type of Pool/Spa**

Below ground

**Water Clarity**

Clear

**Pool Liner : Liner Material**

Plaster/Marcite

**Deck, Steps and Coping: Deck Material**

Kool-deck

**Cleaning/Circulation System (including filters and pumps): System Type**

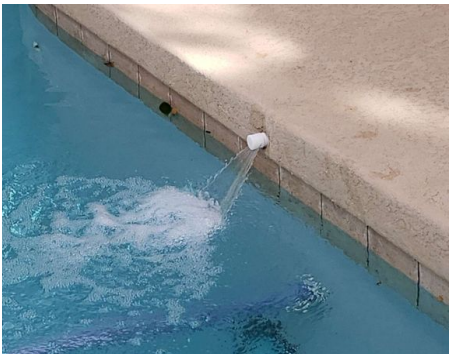
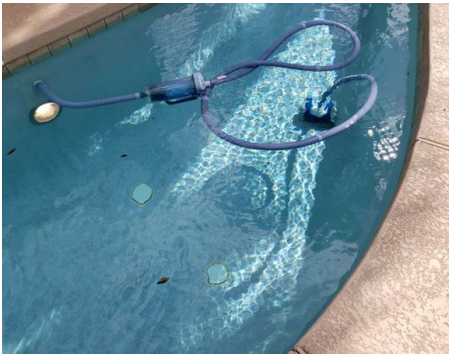
Suction side, Vacuum/Cleaner Present

**Cleaning/Circulation System (including filters and pumps): Filter Type**

Cartridge



Section Overview Photos





## Equipment not in use

The water circulation equipment at the rear north corner was not functional when the pool was inspected. This equipment appears to be abandoned. There may have once been a hot tub at the nearby circular pad. It is not clear if the electrical panel is still necessary. Recommend evaluation by a qualified pool repair contractor.



## Deficiency noted

### 4.1.1 Pool Fence/Barrier

#### **NO POOL FENCE**

There is no pool fence installed and exterior door(s) with direct access to the pool are not self closing. Latch hardware is also lower than 54" off the ground. These conditions limit the pool barrier. Recommend the installation of a pool fence or self closing door hardware with latches at the appropriate height by a qualified contractor to help maintain an effective pool barrier.



Safety Concern/Service or Replace



### 4.1.2 Pool Fence/Barrier

#### **SIDE GATE NOT SELF CLOSING**

The side gate is not self closing and latching. Recommend the installation of self closing hardware by a qualified professional to help maintain an effective pool barrier.



Safety Concern/Service or Replace



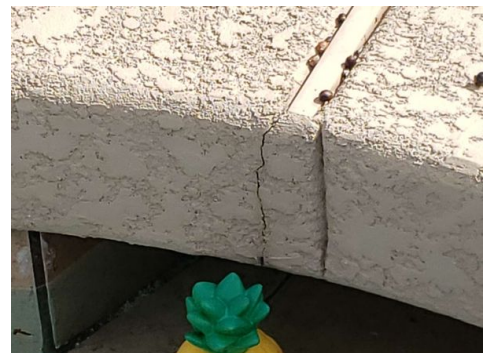
### 4.3.1 Deck, Steps and Coping

#### **CRACKED/DAMAGED DECK**

Cracks and/or chips observed at the pool deck. Recommend service/repair as needed by a qualified pool or hardscape contractor.



Deficiency/Service or Replace



4.9.1 Cleaning/Circulation System  
(including filters and pumps)



Deficiency/Service or Replace

### DISCOLORED POOL PIPES

The exposed pool piping is not painted or paint has deteriorated. PVC pipe is discolored due to UV exposure. Recommend repainting to prevent further UV exposure.



4.9.2 Cleaning/Circulation System  
(including filters and pumps)



Deficiency/Service or Replace

### LEAK AT POOL EQUIPMENT

BELOW FILTER

Active leaking observed when the pool cleaning system was tested. Recommend service/repair by a qualified pool contractor.



4.9.3 Cleaning/Circulation System (including filters and pumps)



Deficiency/Service or Replace

### EQUIPMENT PAD

The equipment pad is damaged with rebar exposed and deteriorating. Recommend replacement as needed by a qualified pool repair contractor.



## 5: ROOFS / CHIMNEYS / ATTIC

		IN	NI	NP	D
5.1	Pitched Roof Covering(s)	X			X
5.2	Low Slope Roof Covering(s)	X			X
5.3	Flashings	X			X
5.4	Skylights, Chimneys and Roof Penetrations	X			
5.5	Roof Drainage Systems	X			X
5.6	Roof/Attic Ventilation	X			
5.7	Roof/Attic Electrical	X			
5.8	Roof/Attic Pipes and Ducts	X			
5.9	Attic Access			X	
5.10	Attic Insulation and Vapor Retarder		X		
5.11	Attic Ventilation Fans and Thermostatic Controls			X	
5.12	Attic Firewall Separation (between duplex/multi-family dwelling units)			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency Noted

### Information

#### Roof Inspection Method(s)

Fully walked roof

#### Roof Type(s)

Gable, Flat

#### Main roof original to home

No

#### Recent Repairs/Service

Newer roof covering(s) installed

#### Solar Installed

None

#### Attic Inspection Method

There is no attic in the home

#### Evidence of previous/existing roof leaks

Findings are documented in their appropriate sections of this report

#### Pitched Roof Covering(s): Covering Type(s)

Tile

#### Low Slope Roof Covering(s) : Covering Type(s)

SPF (Foam) with top coat

#### Skylights, Chimneys and Roof Penetrations: Sky Light(s)

None

#### Skylights, Chimneys and Roof Penetrations: Chimney (exterior)

Stucco (same as house)

#### Roof/Attic Ventilation: Ventilation Type

Gable vents



## Section Overview Photos



### Pitched Roof Covering(s): Tile underlayment

It appears as though the original tile roof underlayment has been replaced. Underlayment installed appears serviceable.



## Limitations

Attic Access

**NO ATTIC ACCESS INSTALLED**

There is no attic access installed. Building materials installed that could not be inspected include by may not be limited to roof framing, HVAC components, electrical components, plumbing components and insulation/vapor barrier.

## Deficiency noted

### 5.1.1 Pitched Roof Covering(s)

#### LOOSE BARREL TILE

Various hip/ridge barrel tile are loose and may be lifted and/or displaced with high wind. Recommend having tile re-secured by a qualified roofer.



Deficiency/Service or Replace



### 5.1.2 Pitched Roof Covering(s)

#### EXCESSIVE DEBRIS

Excessive debris observed on the roof covering and/or in roof valleys can lead to limited drainage/leaking and roof covering damage. Recommend removal of debris and evaluation of roof covering condition below by a qualified roofing contractor.



Deficiency/Service or Replace



### 5.2.1 Low Slope Roof Covering(s)

#### EXCESSIVE DEBRIS

Excessive debris observed on the roof can lead to limited drainage/leaking and roof covering damage. Recommend removal of debris and evaluation of roof covering condition below by a qualified roofing contractor.



Deficiency/Service or Replace





## 5.2.2 Low Slope Roof Covering(s)



Safety Concern/Service or Replace

**BEE NEST**

Active beehive/nest noted at the front corner of the flat roof parapet wall. Recommended service by a qualified Pest Control technician.



## 5.3.1 Flashings



Deficiency/Service or Replace

**MISSING KICK-OUT FLASHINGS**

Missing kick-out flashings noted. Kick-out flashing is helpful in preventing water intrusion and/or siding damage at the intersection of the roof and exterior wall. Recommend kick-out flashing installation by a qualified roofer.



## 5.3.2 Flashings



Deficiency/Service or Replace

**SEPARATED AND NOT COMMON**

Method of installation for the chimney transition flashing may not be considered common. Flashing is separating at the attachment to exterior siding. Recommend assessment and service by a qualified roofer.



## 5.5.1 Roof Drainage Systems



Deficiency/Service or Replace

**CLEAR GUTTERS**

Recommend removal of dirt/debris in the gutters by a qualified person to maintain adequate drainage.





## 6: HEATING / AIR CONDITIONING

		IN	NI	NP	D
6.1	Cooling System(s)	X			X
6.2	Heating System(s) (including automatic safety controls)	X			
6.3	Normal Heating/Cooling Operating Controls (Thermostats)	X			
6.4	Distribution Systems	X			X
6.5	Presence of Installed Heating/Cooling Source in Each Room	X			
6.6	Fireplaces and Flues	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency Noted

### Information

#### Cooling System(s): Number of Systems

One, Additional ductless system for garage

#### Cooling System(s): Type/Energy Source

Heat Pump - Electric

#### Cooling System(s): Condenser Manufacturer(s)

Carrier

#### Cooling System(s): Condenser Size(s)

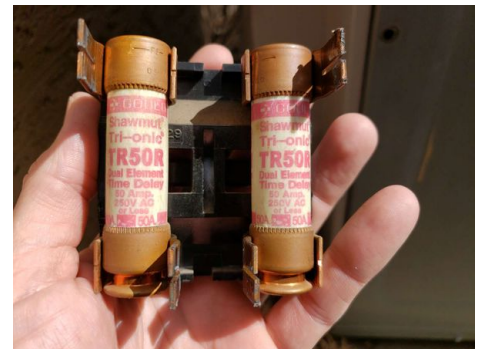
4 Ton

#### Cooling System(s): Condenser Unit(s) Level

Yes

#### Cooling System(s): Condenser Unit Fuse/Breaker Size(s)

Correct Size



#### Cooling System(s): Air Handler Manufacturer(s)

Carrier

#### Cooling System(s): Year(s) Manufactured

2001

#### Cooling System(s): System(s) 12+ Years

Yes

#### Cooling System(s): Refrigerant Type(s)

R-22

#### Cooling System(s): Temperature Differential(s)

20 degrees

#### Heating System(s) (including automatic safety controls): Number of Systems (excluding wood)

One

#### Heating System(s) (including automatic safety controls): Furnace Manufacturer(s)

Carrier

#### Heating System(s) (including automatic safety controls): Furnace Year(s) Manufactured

2001

#### Heating System(s) (including automatic safety controls): Type/Energy Source

Heat Pump - Electric

Heating System(s) (including automatic safety controls): Heat System Testing

Heat pump - Tested briefly due to exterior temperature

Fireplaces and Flues : Types

Solid Fuel

Fireplaces and Flues : Chimney/Flue Termination Point  
Roof

Distribution Systems: Type

Ducts, Not visible

Fireplaces and Flues : Testing

Solid fuel - not tested

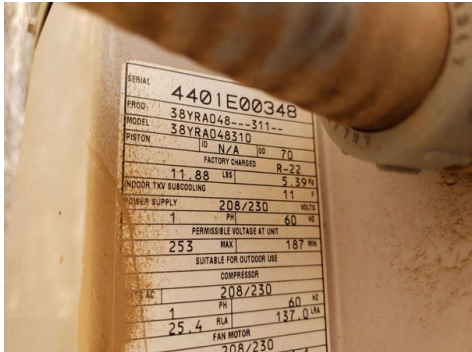
Distribution Systems: Air Filter(s)

Disposable

Fireplaces and Flues : Operable Fireplaces

One

Section Overview Photos



**Cooling System(s): Cooling system 12+ years**

The cooling system(s) are older than 12 years. The average lifespan of this equipment is approximately 12-15 years. Recommend regular service and maintenance by a qualified HVAC contractor in order maximize life expectancy.

**Cooling System(s): R-22 refrigerant**

The type of refrigerant applied/compatible with the cooling system(s) is R-22 per the data label. This type of refrigerant is no longer manufactured in or imported to the US. The cost of the product is expected to rise as supply decreases. Recommend inquiry with a qualified HVAC contractor as needed regarding further information about R-22 refrigerant.

**Cooling System(s): 15-22 Degree Temperature Differential**

The cooling system produced a temperature differential of (approximately) 15-22 degrees which is considered to be within the acceptable range.

**Cooling System(s): Condensate pump**

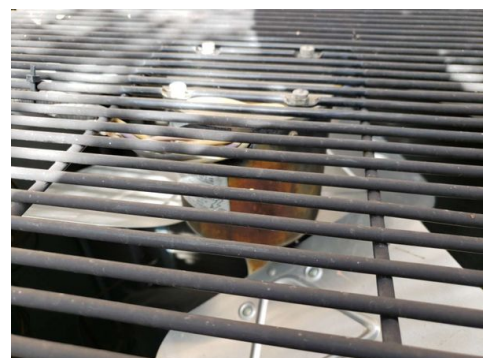
There is a condensate pump installed for the air handler. The termination appears to be at the North exterior behind the ductless mini-split condenser however this is not able to be verified as the pump is not able to be manually turned on. Recommend assessment as needed by a qualified HVAC technician.

**Heating System(s) (including automatic safety controls): Heat Pumps Tested Briefly**

Testing of the heat pump system(s) in heat mode was limited as the exterior temperature is above 65 degrees. The system(s) responded when a call for heat was placed at the thermostat, then were turned off. Heat pump systems provide both cooled and warmed air. Testing was mainly performed in cool mode.

**Deficiency noted****6.1.1 Cooling System(s)****CONDENSER FAN RUST**

Condenser fan rust noted could indicate deferred maintenance. Recommend assessment if needed by a qualified HVAC technician.

**Deficiency/Service or Replace**



## 6.1.2 Cooling System(s)

**GARAGE DUCTLESS SYSTEM**

Deficiency/Service or Replace

The garage ductless system blower unit did not respond to surface mounted controls when tested. Recommend assessment and service if needed by a qualified HVAC technician.



## 6.4.1 Distribution Systems

**DIRTY FILTER**

Deficiency/Service or Replace

The air filter appears dirty and in need of replacement. Recommend installing a new air filter and replacing at intervals recommended by the manufacturer.



## 6.6.1 Fireplaces and Flues

**CREOSOTE**

Safety Concern/Service or Replace

Creosote observed in the chimney flue. Creosote is combustible and can damage a chimney flue/liner. Recommend having flue cleaned and evaluated by a qualified professional/chimney sweep.



## 7: ELECTRICAL SYSTEM

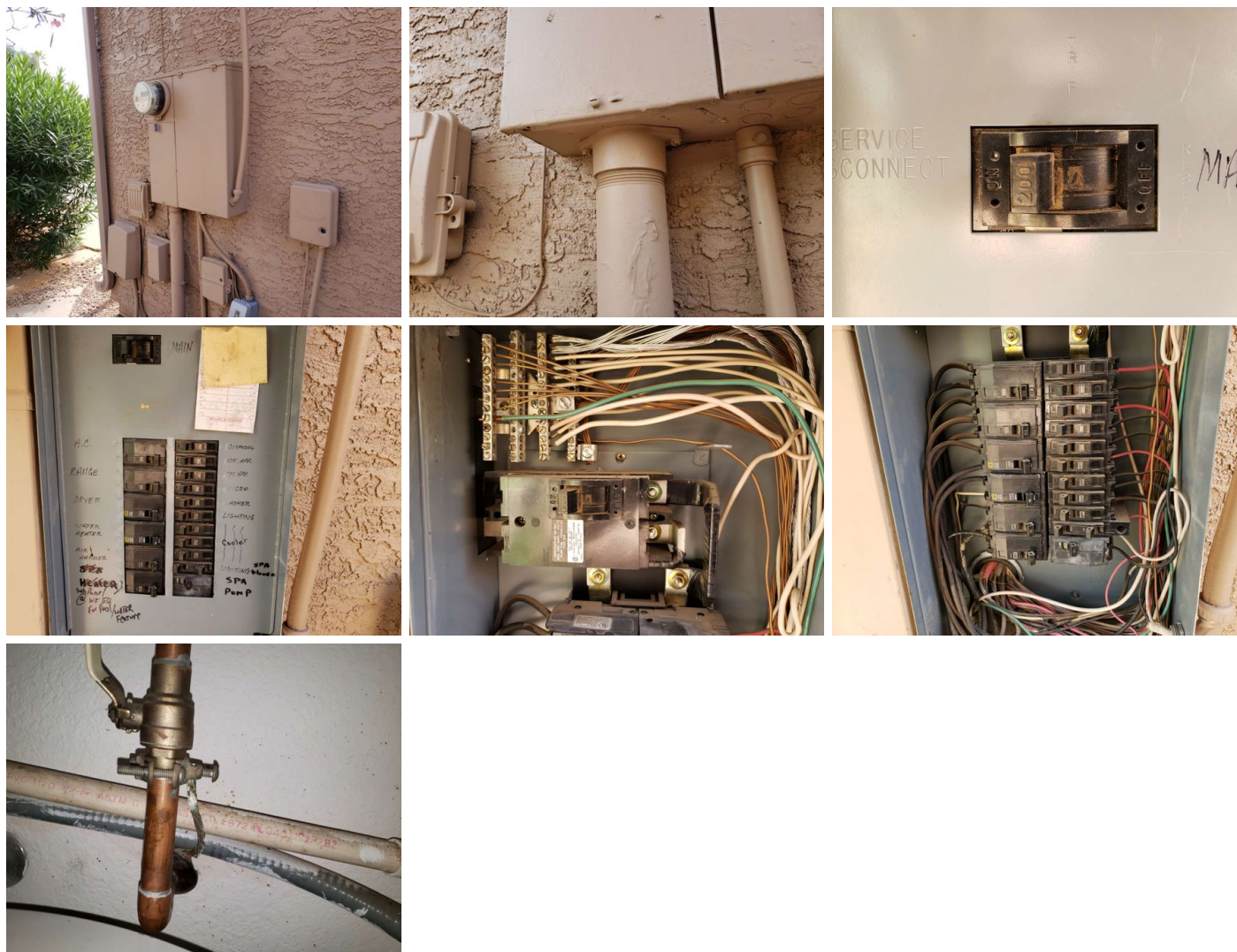
		IN	NI	NP	D
7.1	Service Entrance and Conductors	X			
7.2	Main Electrical Service/Panel and Grounding Equipment	X			X
7.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility	X			X
7.4	Electrical Sub-panel(s)	X			X
7.5	Location of Main and Sub-panels	X			
7.6	Carbon Monoxide Detector(s)	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency Noted

### Information

<b>Service Entrance and Conductors:</b> <b>Service Type/Conductors</b> Underground - Conductors terminate in sealed compartment and are not visible	<b>Main Electrical Service/Panel and Grounding Equipment:</b> <b>Service Amperage</b> 200 AMP	<b>Main Electrical Service/Panel and Grounding Equipment:</b> <b>Service Voltage</b> 120/240 Volt
<b>Main Electrical Service/Panel and Grounding Equipment:</b> <b>Main Panel Manufacturer</b> Square D	<b>Main Electrical Service/Panel and Grounding Equipment:</b> <b>Water Bond Observed</b> Yes	<b>Main Electrical Service/Panel and Grounding Equipment:</b> <b>Gas Bond Observed</b> No gas
<b>Branch Circuit Conductors, Overcurrent Devices and Compatibility:</b> <b>Overcurrent Protection Type</b> Circuit breakers	<b>Branch Circuit Conductors, Overcurrent Devices and Compatibility:</b> <b>120-Volt Branch Circuit Wiring</b> Solid Copper	<b>Branch Circuit Conductors, Overcurrent Devices and Compatibility:</b> <b>Wiring Types/Methods</b> NM (Non-metallic) Cable, Metallic conduit, Flexible conduit
<b>Electrical Sub-panel(s):</b> <b>Sub-panel Manufacturer(s)</b> Other	<b>Electrical Sub-panel(s):</b> <b>Pool sub panel</b> The pool sub panel was inspected without removal of the dead front cover.	<b>Location of Main and Sub-panels:</b> <b>Main Panel Location</b> North exterior
<b>Location of Main and Sub-panels:</b> <b>Sub-panel Location(s)</b> Pool, North exterior		

## Section Overview Photos



### Service Entrance and Conductors: Underground service

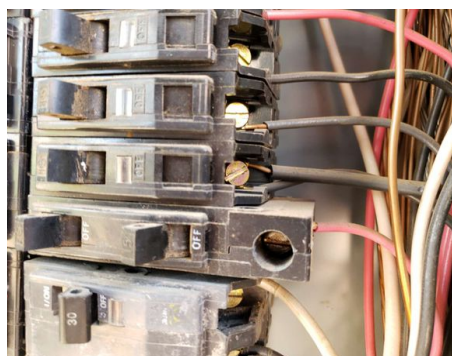
Underground service conductors terminate in a sealed portion of the main electric service panel and are not able to be observed.

### Branch Circuit Conductors, Overcurrent Devices and Compatibility: No AFCI Breakers

There is no arc-fault protection installed for the interior electrical circuits. While this equipment may not have been required when the home was built, upgrading from the standard circuit breakers installed to AFCI type breakers is often recommended as a safety precaution. Recommend consulting a qualified electrician as needed for service/installation.

### Branch Circuit Conductors, Overcurrent Devices and Compatibility: Double tap OK

A circuit breaker is double tapped however appears to accept two conductors and similar size and material.





## Deficiency noted

### 7.2.1 Main Electrical Service/Panel and Grounding Equipment

#### **IMPROPER ALTERATION**

The main electric service panel dead front cover has been opened for a 90-degree fitting. This is an improper alteration. Recommend correction by a qualified electrician.



Deficiency/Service or Replace



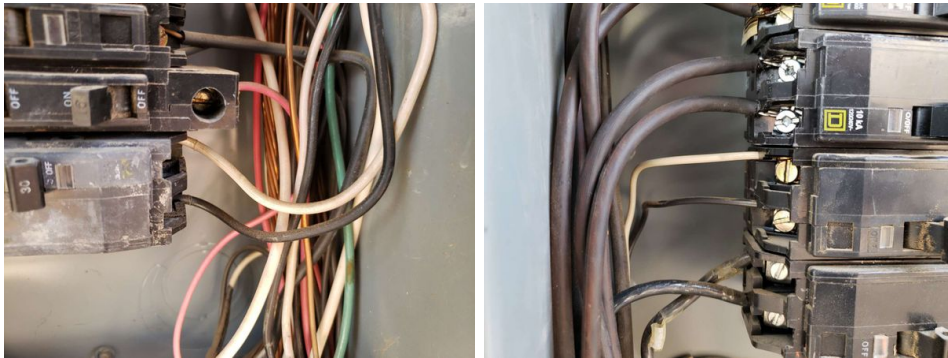
### 7.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility

#### **NEUTRAL INSTALLED AS HOT**

Electrical conductors with white insulation are installed as line/hot. These conductors are to be installed as grounded/neutral conductors or should be correctly color coded if installed as a line/hot or equipment grounding conductor. Recommend application of appropriate color coding tape by a qualified electrician.



Deficiency/Service or Replace



### 7.4.1 Electrical Sub-panel(s)

#### **LOOSE**

The electrical panel for the pool is loose at the attachment to the exterior wall. Recommend resealing by a qualified professional.



Deficiency/Service or Replace



## 8: PLUMBING SYSTEM

		IN	NI	NP	D
8.1	Plumbing Water Supply & Distribution System (including supports and insulation)	X			X
8.2	Main Water Shut-off Device	X			
8.3	Plumbing Drain, Waste and Vent Systems	X			X
8.4	Water Heater, Controls, Chimneys, Flues and Vents	X			
8.5	Water Heater TPR Valve/Discharge Pipe	X			
8.6	Main Fuel Shut-off			X	
8.7	Fuel Distribution System, Storage and Supports			X	
8.8	Sump Pump, Ejector Pump			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency Noted

### Information

#### Supply/Drain leaks

Findings are documented in their appropriate sections of this report

#### Cross Connections

Findings are documented in their appropriate sections of this report

#### Plumbing Water Supply & Distribution System (including supports and insulation): Water Source

Public

#### Plumbing Water Supply & Distribution System (including supports and insulation): Water Meter Location

Near street

#### Plumbing Water Supply & Distribution System (including supports and insulation): Water Meter Observation

Observed - Indicated water flow.  
Home is occupied

#### Plumbing Water Supply & Distribution System (including supports and insulation): Water Pressure

Over 80 PSI - PRV Installed

#### Plumbing Water Supply & Distribution System (including supports and insulation): Distribution Material

Copper

#### Plumbing Water Supply & Distribution System (including supports and insulation): Inspection w/ Endoscope

Distribution material observed in wall cavity, Accessed in bathroom

#### Plumbing Water Supply & Distribution System (including supports and insulation): Plumbing Distribution Manifold

Not installed

#### Plumbing Water Supply & Distribution System (including supports and insulation): Hot Water at Fixtures

Yes

#### Main Water Shut-off Device: Location

East Exterior

#### Plumbing Drain, Waste and Vent Systems: Drain Waste and Vent Material

ABS

#### Plumbing Drain, Waste and Vent Systems: Main Drain Clean-out

Not located/observed

#### Water Heater, Controls, Chimneys, Flues and Vents: Manufacturer(s)

Bradford White

#### Water Heater, Controls, Chimneys, Flues and Vents: Year(s) Manufactured

2017



**Water Heater, Controls, Chimneys, Flues and Vents: 12+ Years**  
No

**Water Heater, Controls, Chimneys, Flues and Vents: Location(s)**  
Garage

**Water Heater, Controls, Chimneys, Flues and Vents: Size(s)**  
50 Gallon

**Water Heater, Controls, Chimneys, Flues and Vents: Sediment Trap(s)**  
N/A

**Water Heater, Controls, Chimneys, Flues and Vents: Power Source(s)**  
Electric

Section Overview Photos



### Plumbing Water Supply & Distribution System (including supports and insulation): Meter observed (water flowing, occupied home)

The utility meter did indicate water flow when observed however the home was occupied during the inspection and one or more fixtures may have been in use. The presence of a leak could not be determined by observing the meter.



### Deficiency noted

8.1.1 Plumbing Water Supply & Distribution System (including supports and insulation)

#### PSI OVER 80 - ASSESS PRV

A water pressure reducing valve is installed for the home however water pressure exceeded 80 PSI at the time of the inspection. This could indicate the valve is faulty or requires adjustment as a maximum of 80 PSI is recommended. Recommend assessment/service by a qualified plumber.



Deficiency/Service or Replace



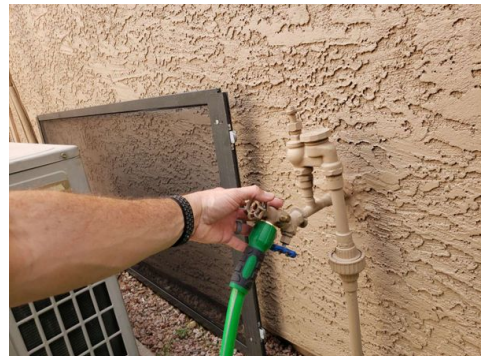
8.1.2 Plumbing Water Supply & Distribution System (including supports and insulation)

#### LOOSE PLUMBING

Plumbing for the vacuum breaker at the North exterior is loose, easily moved. Recommend securing by a qualified plumber.



Deficiency/Service or Replace



8.3.1 Plumbing Drain, Waste and Vent Systems

#### CLEANOUTS NOT LOCATED - COVERED OR MISSING

No main drain clean-out was observed. One may be installed but not located due to vegetation/debris or there may not be one installed. Recommend further evaluation as needed by a qualified plumber.



Deficiency/Further Evaluation

## 9: GARAGE

		IN	NI	NP	D
9.1	Garage Overhead Door(s)	X			
9.2	Garage Overhead Door Weather-stripping	X			X
9.3	Garage Door Operator(s) (including safety reverse functions)	X			X
9.4	Garage Walls/Ceiling and Firewall Separation	X			X
9.5	Garage Slab/Floor	X			X
9.6	Garage Electrical Switches, Receptacles and GFCI Devices, and Fixtures	X			X
9.7	Garage Cabinets	X			
9.8	Garage Sink (including supply, drain, functional flow & drainage)			X	
9.9	Windows (as observed and tested in garage)			X	
9.10	Garage Occupant Door (to inside of home)	X			
9.11	Garage Service/Exterior Door	X			X
9.12	Garage Interior/Other Door(s)			X	

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### Information

**Garage Overhead Door(s): Type(s)**

Two-car automatic

**Garage Overhead Door(s):**

**Material**

Metal, Insulated

**Garage Walls/Ceiling and Firewall Separation: Combustion Air Vents Installed**

N/A

**Garage Walls/Ceiling and Firewall Separation: Interior Paint Color(s)**

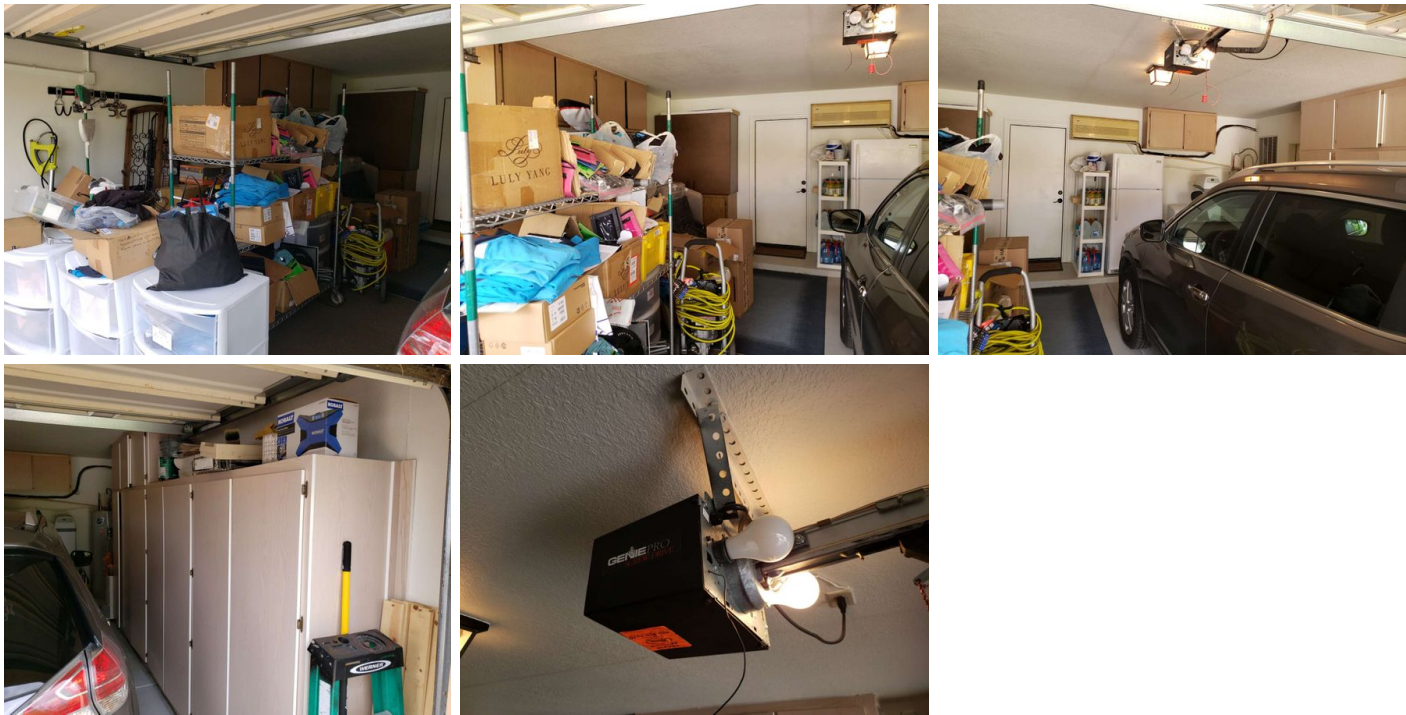
Neutral

**Garage Electrical Switches, Receptacles and GFCI Devices, and Fixtures: Receptacles/GFCI devices**

Some receptalces may be obstructed and were not tested



Section Overview Photos



Garage Walls/Ceiling and Firewall Separation: Sellers Obstructions

Inspection/assessment was limited due to sellers belongings. Recommend fully observing the area prior to closing if needed.

Garage Slab/Floor: Limited inspection

Inspection of the garage slab was limited to visible portions only due to sellers belonging. Recommend further/full assessment as needed prior to closing.

Garage Cabinets: Limited assessment

Assessment of the garage cabinets was limited due to personal belongings.

Deficiency noted

9.2.1 Garage Overhead Door Weather-stripping

 Deficiency/Service or Replace

SEPARATED WEATHER-STRIPPING

The garage overhead door opening weather stripping is separated from siding and/or the stem wall. Recommend re-securing and sealing as needed by a qualified professional.



9.3.1 Garage Door Operator(s) (including safety reverse functions)

 Safety Concern/Service or Replace

WALL SWITCH LOWER THAN 5'

The garage door operator control is installed lower than 5' and could be reached by small children. Recommend raising to 5' (or higher) by a qualified garage door technician.



#### 9.4.1 Garage Walls/Ceiling and Firewall Separation

##### **CRACKED DRYWALL (FIREWALL)**

 Safety Concern/Service or Replace

Cracked drywall with no/minimal separation and/or separated drywall tape joints observed may limit the firewall separation for the garage. It is important to maintain an adequate firewall barrier to slow the spread of potential fire/fumes from the garage to the living space of the home. Recommend having openings re-sealed by a qualified professional to maintain adequate firewall separation in the garage.



#### 9.4.2 Garage Walls/Ceiling and Firewall Separation

##### **EVIDENCE OF LEAK (NO ELEVATED MOISTURE DETECTED)**

 Deficiency/Service or Replace

##### NEAR WATER HEATER

Water staining/damage noted. No elevated moisture was detected at the time of the inspection. No indication of leaking nearby. Recommend assessment and service/replacement of damaged material by a qualified contractor.





## 9.5.1 Garage Slab/Floor

**CRACKED ALONG CONTROL JOINT**

The garage slab has cracked and separated along the control joint. Recommend resealing as needed by a qualified concrete contractor.



Deficiency/Service or Replace



## 9.6.1 Garage Electrical Switches, Receptacles and GFCI Devices, and Fixtures

**EXPOSED NM CABLE**

Non-metallic cable is installed (visible and exposed) in the garage. This soft jacketed/sheathed cable is not intended to be installed where it may be subject to physical damage or moisture. Recommend service/replacement by a qualified electrician.



Deficiency/Service or Replace



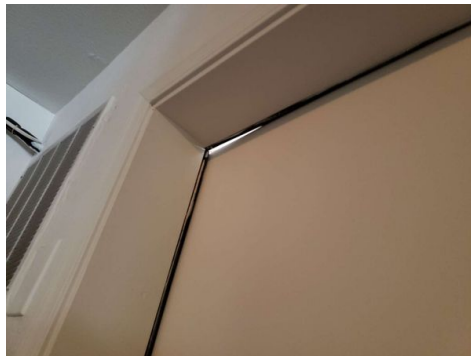
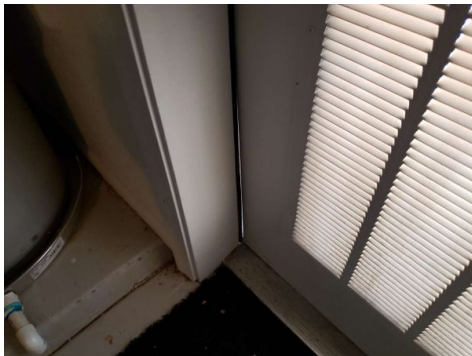
## 9.11.1 Garage Service/Exterior Door

**NOT SEALED WHEN CLOSED (VISIBLE LIGHT)**

The garage service/exterior door does not appear to be adequately/fully sealed when closed. Recommend service/adjustment of the door (or replacement of the weather sealing components if needed) by a qualified door technician.



Deficiency/Service or Replace



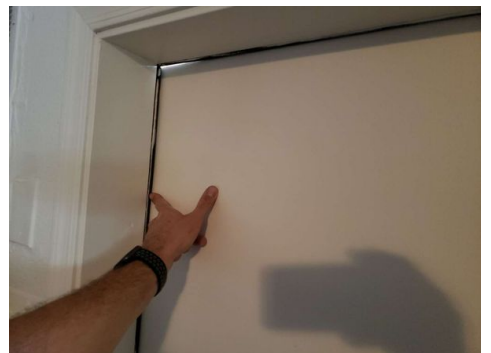
## 9.11.2 Garage Service/Exterior Door

**DOOR RUBS**

The garage service/exterior entry door rubs the jamb/frame when opening and closing. Recommend service/adjustment by a qualified door technician.



Deficiency/Service or Replace





## 9.11.3 Garage Service/Exterior Door

**SWINGS OUTWARD**

The garage service/exterior door is installed with the hinges on the exterior side and swings outward. Exterior doors are most commonly installed with the hinges in the interior side and swing inward. This could be a safety concern should the door be obstructed/blocked on the exterior side. Removal of the hinge pins on the exterior side may also be possible. Recommend assessment/re-installation if possible or replacement if needed by a qualified door contractor.



## 9.11.4 Garage Service/Exterior Door

**MOISTURE DAMAGE**

Moisture damage observed at the garage service/exterior door. Recommend service/repair or replacement by a qualified door technician.



## 9.11.5 Garage Service/Exterior Door

**POSSIBLE EVIDENCE OF WDO**

Evidence of possible wood destroying organism activity observed. Recommend further inspection by a qualified pest control specialist.



# 10: LAUNDRY ROOM/AREA

		IN	NI	NP	D
10.1	Walls/Ceiling	X			X
10.2	Flooring	X			
10.3	Door(s)	X			
10.4	Windows (as observed and tested in room)			X	
10.5	Counters and Cabinets	X			
10.6	Sink (including supply, drain, functional flow & drainage)			X	
10.7	Electrical Switches, Receptacles and GFCI Devices, and Fixtures	X			X
10.8	Plumbing and Vents (for washer/dryer)	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency Noted

## Information

### Heating/Cooling Source

Yes

### Room Vented

Yes, Ventilation fan

### Appliances Present

Washer, Dryer

### Scent/Odor in Room or Area

None

### Walls/Ceiling: Material(s)

Drywall

### Walls/Ceiling: Interior Paint

Color(s)

Neutral

### Flooring: Type(s)

Tile

### Plumbing and Vents (for washer/dryer): Dryer Vent Installed

Yes

### Plumbing and Vents (for washer/dryer): Gas Shut-Off Valve Installed

N/A

## Section Overview Photos



## Deficiency noted

### 10.1.1 Walls/Ceiling

### EVIDENCE OF LEAK (NO ELEVATED MOISTURE DETECTED)

NEAR/BELOW AIR HANDLER

Water staining/damage noted. No elevated moisture was detected at the time of the inspection. Any observed indication(s) of leaking above/nearby will be documented in this report. Recommend assessment and service/replacement of damaged material by a qualified contractor.



Deficiency/Service or Replace



10.7.1 Electrical Switches, Receptacles and GFCI Devices, and Fixtures

**EXPOSED CONDUCTORS**

AIR HANDLER CORD

Exposed electrical conductors noted. This is a safety concern. Recommend service/correction by a qualified electrician.

Safety Concern/Service or Replace



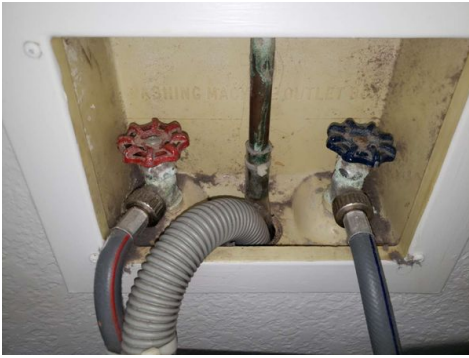
10.8.1 Plumbing and Vents (for washer/dryer)

**CORROSION AT VALVES**

Corrosion observed at the washer supply valves. Corrosion may lead to water restriction, leaking and/or valve failure. Recommend replacement of valves by a qualified plumber.

Deficiency/Service or Replace





10.8.2 Plumbing and Vents (for washer/dryer)



Safety Concern/Service or Replace

### **WATER SOFTENER LINE IN DRAIN**

The water softener system regeneration drain/line terminates inside the washer drain with no air gap. This is considered to be a cross connection (direct connection to a contamination source) as sewer gas could be drawn into the clean/potable water supply if the drain dry were to dry out. Recommend correction/establishing an air gap by a qualified plumber.



## 11: KITCHEN

		IN	NI	NP	D
11.1	Walls/Ceiling	X			X
11.2	Flooring	X			
11.3	Door(s)			X	
11.4	Windows (as observed and tested in room)			X	
11.5	Counters and Cabinets	X			
11.6	Sinks (including supply, drain, functional flow & drainage)	X			X
11.7	Electrical Switches, Receptacles and GFCI Devices, and Fixtures	X			X
11.8	Dishwasher	X			X
11.9	Food Waste Disposer	X			
11.10	Ranges/Ovens/Cooktops	X			X
11.11	Range Hood			X	
11.12	Microwave	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency Noted

## Information

**Active Ventilation Method**

Microwave Fan

**Heating/Cooling Source**

Yes

**Scent/Odor in Room or Area**

None

**Walls/Ceiling: Material(s)**

Drywall

**Walls/Ceiling: Interior Paint Color(s)**

Neutral

**Flooring: Type(s)**

Tile

**Counters and Cabinets: Countertop**

Stone

**Counters and Cabinets: Cabinetry**

Wood

**Electrical Switches, Receptacles and GFCI Devices, and Fixtures: Receptacle testing**

The refrigerator receptacle was obstructed/not able to be tested

**Dishwasher: High Loop/Air Gap**

No

**Ranges/Ovens/Cooktops: Anti-tip Bracket**

No

**Section Overview Photos****Counters and Cabinets: Limited inspection**

Limited inspection in the cabinet(s) due to products and/or personal belongings. Stains or damage may be present but not visible. Recommend observing as needed prior to closing.



## Deficiency noted

### 11.1.1 Walls/Ceiling

#### **MISSING DRYWALL**

##### BELOW SINK

Missing drywall observed. Recommend service/replacement by a qualified drywall professional.



Deficiency/Service or Replace



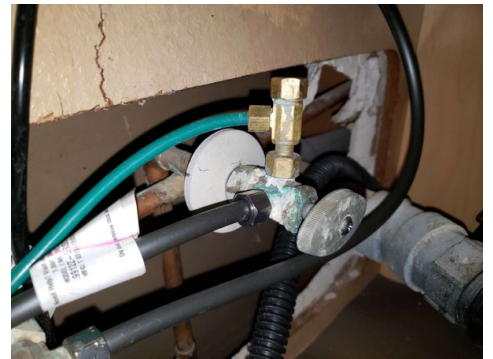
### 11.6.1 Sinks (including supply, drain, functional flow & drainage)

#### **CORRODED FITTING(S)**

Corrosion noted at sink supply and/or drain fitting(s). Corrosion may lead to water restriction and leaking/damage. Recommend replacement of older/corroded component(s) by a qualified plumber.



Deficiency/Service or Replace



### 11.6.2 Sinks (including supply, drain, functional flow & drainage)

#### **LOOSE**

The faucet is loose at the attachment to the counter. Recommend securing by a qualified professional.



Deficiency/Service or Replace



### 11.7.1 Electrical Switches, Receptacles and GFCI Devices, and Fixtures

#### **NON GFCI RECEPTACLE**

A receptacle within six feet of the sink is not GFCI protected. GFCI protection is recommended as a safety precaution even if it was not available or required when the home was built. Recommend the installation of GFCI protection by a qualified electrician.



Safety Concern/Service or Replace



## 11.8.1 Dishwasher

**NO HIGH LOOP/AIR GAP**

Safety Concern/Service or Replace

A high loop is required on a dishwasher drain if an air gap is not installed. A high loop will help prevent backflow of water between the sink and the dishwasher. Recommend raising and securing a portion of the dishwasher drain hose as high as possible below the kitchen sink.



## 11.10.1 Ranges/Ovens/Cooktops

**MISSING ANTI-TIP**

Safety Concern/Service or Replace

There is no anti-tip bracket installed for the range/oven. An anti-tip bracket will secure the range/oven to the wall or floor and help prevent accidental tipping should excessive force be placed on the open door. Recommend installation of an anti-tip bracket by a qualified appliance technician.



## 12: LIVING SPACES/HALLWAYS

		IN	NI	NP	D
12.1	Walls/Ceiling	X			X
12.2	Flooring	X			X
12.3	Door(s)	X			
12.4	Windows (as observed and tested in rooms/areas)	X			
12.5	Counters and Cabinets			X	
12.6	Sinks (including supply, drain, functional flow & drainage)			X	
12.7	Electrical Switches, Receptacles and GFCI Devices, and Fixtures	X			
12.8	Smoke Detectors (each level of home & outside of bedrooms)	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency Noted

### Information

#### Rooms/Areas

Foyer, Living Room, Family Room,  
Dining Room/Area

#### Heating/Cooling source in each room/area

Yes

#### Scent/Odor in Room or Area

None

#### Walls/Ceiling: Material(s)

Drywall

#### Walls/Ceiling: Interior Paint Color(s)

Neutral

#### Flooring: Type(s)

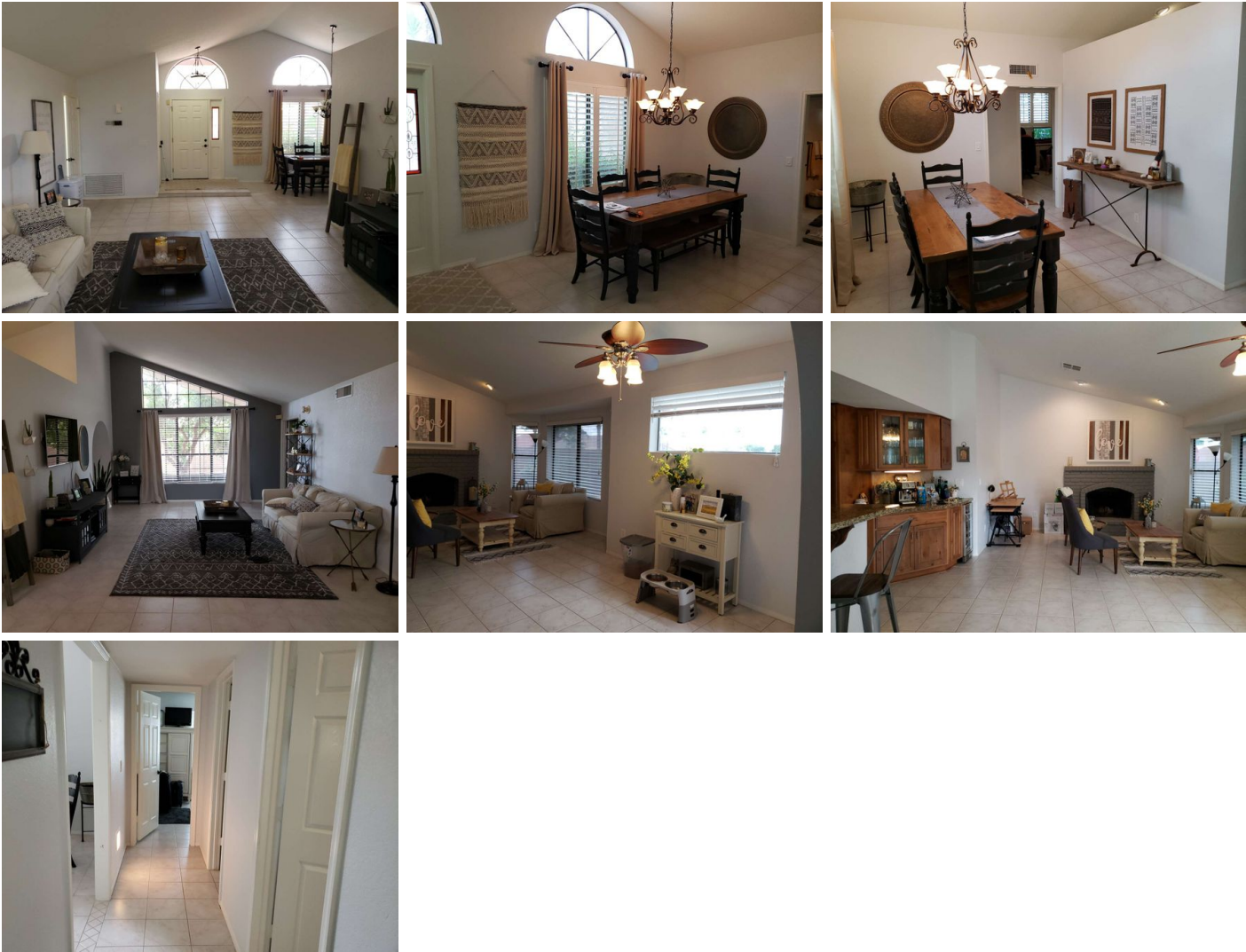
Tile

#### Windows (as observed and tested in rooms/areas): Number of damaged/compromised window seals

0



Section Overview Photos



Deficiency noted

12.1.1 Walls/Ceiling

**DRYWALL CRACKS LESS THAN 1/8"**

LIVING ROOM

Cracked drywall with no/minimal separation and/or separated drywall tape joint(s) observed. Recommend service/repair as needed by a qualified drywall professional.

 Deficiency/Service or Replace



12.2.1 Flooring

**NON STANDARD STEP  
HEIGHT**

FOYER

The step height between living room and foyer could be a trip concern. Recommend caution while walking in the area.

 Safety Concern/Service or Replace



12.8.1 Smoke Detectors (each level of home & outside of bedrooms)

**SMOKE DETECTORS 10+ YEARS**

 Deficiency/Service or Replace

Smoke detectors appear to be 10 years or older. It is recommended that smoke detectors be replaced at 10 year intervals or sooner. Recommend replacement by a qualified electrician.



## 13: BEDROOMS

		IN	NI	NP	D
13.1	Walls/Ceiling	X			X
13.2	Flooring	X			X
13.3	Door(s)	X			
13.4	Windows (as observed and tested in rooms/areas)	X			
13.5	Electrical Switches, Receptacles and GFCI Devices, and Fixtures	X			
13.6	Smoke Detector(s)	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency Noted

### Information

**Bedroom Count**

3

**Heating/Cooling Source in each room**

Yes

**Egress Restriction(s)**

No

**Scent/Odor in Room or Area**

None

**Walls/Ceiling: Material(s)**

Drywall

**Walls/Ceiling: Interior Paint Color(s)**

Neutral

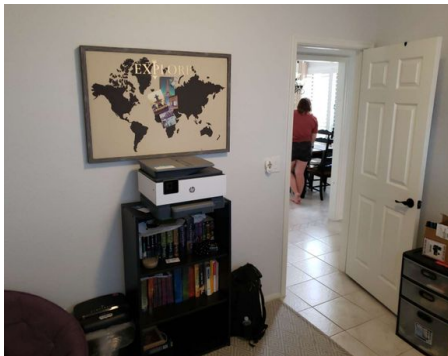
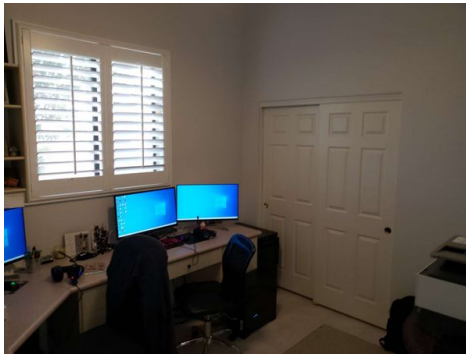
**Flooring: Type(s)**

Tile

**Windows (as observed and tested in rooms/areas): Number of damaged/compromised window seals**

0



**Section Overview Photos****Walls/Ceiling: Permanent Counter/Cabinets**

Cabinets and counter are permanently installed/secured to walls in one of the guest bedrooms. Removal may be necessary depending on the use of the space. Please note tile flooring *may not* be installed below the area.



## Deficiency noted

### 13.1.1 Walls/Ceiling

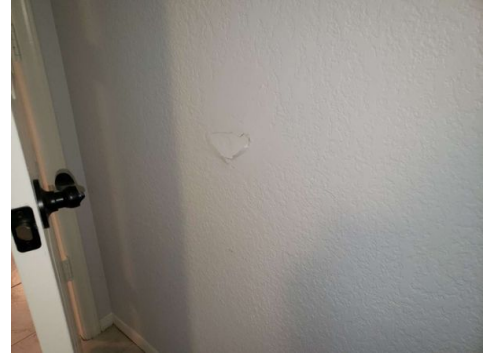
#### **DOOR IMPACT - ADD DOOR STOP**

##### FRONT BEDROOM

Damaged/dented drywall observed due to impact with a door handle. Recommend drywall repair/service and installation of a door stop as needed by a qualified drywall professional.



Deficiency/Service or Replace



### 13.2.1 Flooring

#### **CRACKED/CHIPPED FLOOR TILE**

Cracked and/or chipped floor tile observed. Recommend service/repair (or replacement) as needed by a qualified tile flooring professional.



Deficiency/Service or Replace



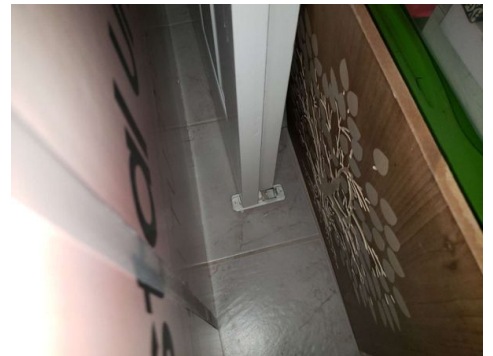
### 13.2.2 Flooring

#### **LOOSE FLOOR GUIDE**

Loose floor guide noted in the front bedroom. Recommend securing.



Deficiency/Service or Replace



### 13.6.1 Smoke Detector(s)

#### **NO SMOKE DETECTORS INSTALLED**

There are no smoke detectors installed in the bedrooms. Smoke detectors are recommended in bedrooms even if they were not required when the home was built. Recommend the installation of a smoke detector in each bedroom by a qualified electrician.



Safety Concern/Service or Replace

# 14: BATHROOMS

		IN	NI	NP	D
14.1	Walls/Ceiling	X			
14.2	Flooring	X			X
14.3	Door(s)	X			
14.4	Windows (as observed and tested in room)	X			
14.5	Counters and Cabinets	X			
14.6	Sinks (including supply, drain, functional flow & drainage)	X			X
14.7	Shower/Tub/Supply and Drain	X			
14.8	Toilet/Supply and Drain	X			X
14.9	Electrical Switches, Receptacles and GFCI Devices, and Fixtures	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency Noted

## Information

### Bathroom Count

2

### Ventilation in each bathroom

Yes

### Heating/Cooling source in each room

Yes

### Scent/Odor in Room or Area

None

### Walls/Ceiling: Material(s)

Drywall

### Walls/Ceiling: Interior Paint Color(s)

Neutral

### Flooring: Type(s)

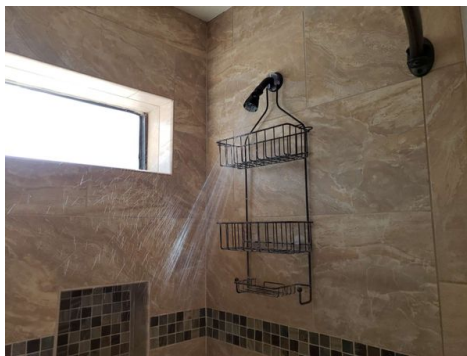
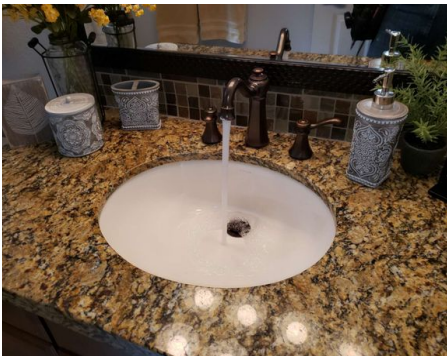
Tile

### Windows (as observed and tested in room): Number of damaged/compromised window seals

0



## Section Overview Photos



Deficiency noted



## 14.2.1 Flooring

**HARDWARE**

Hardware is embedded in the tile floor in front of the master toilet. The reason was not able to be confirmed. Recommend assessment and service if needed by a qualified flooring professional.



Deficiency/Service or Replace

## 14.6.1 Sinks (including supply, drain, functional flow &amp; drainage)

**INOPERABLE DRAIN STOP**

## MASTER BATHROOM

The drain stop did not respond (raise/lower) when tested. Recommend service/repair as needed by a qualified professional/plumber.



Deficiency/Service or Replace



## 14.6.2 Sinks (including supply, drain, functional flow &amp; drainage)

**SLOW TO DRAIN**

## MASTER BATHROOM

Slow drainage noted. The sink filled with the drain open (drain stop open or missing). Recommend service/clearing by a qualified plumber.



Deficiency/Service or Replace



## 14.6.3 Sinks (including supply, drain, functional flow &amp; drainage)

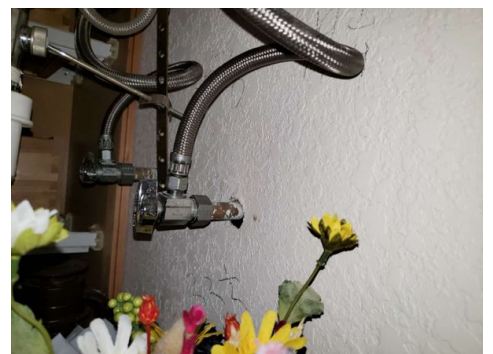
**MISSING ESCUTCHEON PLATES**

## GUEST BATHROOM

Escutcheon plate(s) are missing for plumbing wall/cabinet penetrations. Recommend installation as needed by a qualified plumber.



Deficiency/Service or Replace



14.6.4 Sinks (including supply, drain, functional flow & drainage)

### DOES NOT STOP

MASTER BATHROOM

The master bath left faucet hot water handle does not stop in the off and fully hot positions. Recommend repair by a qualified plumber.



Deficiency/Service or Replace



14.8.1 Toilet/Supply and Drain

### LOOSE TOILET (SLIGHTLY)

GUEST BATHROOM

The toilet is not firmly secured to the floor. Recommend securing by a qualified plumber.



Deficiency/Service or Replace



14.9.1 Electrical Switches, Receptacles and GFCI Devices, and Fixtures

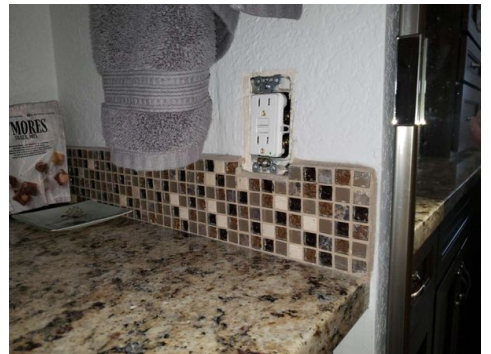
### MISSING OUTLET COVER

MASTER BATHROOM

Missing outlet cover noted. Recommend installing a cover so that conductors and terminals are not exposed.



Deficiency/Service or Replace





# STANDARDS OF PRACTICE

## Structural Components

Standards of Professional Practice for Arizona Home Inspectors.

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

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

## Exterior

Standards of Professional Practice for Arizona Home Inspectors.

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

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

## Pool

Standards of Professional Practice for the Inspection of Swimming Pools and Spas for Arizona Home Inspectors

Pool Scope of Work; The home inspector shall observe the following; Visible portions of the pool liner, drain count and covers, water-line tile, surrounding pool deck materials, bonding of metallic materials with 5 feet of water, diving board, water features as well as pool barrier materials/items and systems. The home inspector shall observe and operate the basic functions of the following; pool cleaning system including pump(s), filter(s), valves and piping, heating equipment, water features and lights. The home inspector shall describe; Type of pool/spa installed (above or below ground, combination pool and spa, ect), Liner/finish material, pool deck material(s), water clarity at time of inspection, type of cleaning system installed, filter type and heating system type if installed. The home inspector is not required to disassemble or assess filter media/sand or cartridge condition, adequacy of heating systems to fully heat the pool and/or spa, test ozone and/or salt water modules, test diving boards and slides.

A water test was not performed for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Roofs / Chimneys / Attic

Standards of Professional Practice for Arizona Home Inspectors.

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

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

## **Heating / Air Conditioning**

Standards of Professional Practice for Arizona Home Inspectors.

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

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

## **Electrical System**

Standards of Professional Practice for Arizona Home Inspectors.

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

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

## **Plumbing System**

Standards of Professional Practice for Arizona Home Inspectors.

**Plumbing Scope of Work;** The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic

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

## **Garage**

Standards of Professional Practice for Arizona Home Inspectors.

Garage Scope of Work; The home inspector shall observe: Garage Overhead door(s), rails/tracks, torsion spring(s) and visible framing, Overhead door operator(s) and control(s), Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Personal items obstructing components limit the inspectors access and will not be inspected.

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

## **Laundry Room/Area**

Standards of Professional Practice for Arizona Home Inspectors.

Laundry Room/Area Scope of Work; The home inspector shall observe: Visible plumbing drain, waste and vent materials, dryer vent and gas supply if applicable, Walls, ceiling, and floors; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Personal items obstructing components limit the inspectors access and will not be inspected.

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

## **Kitchen**

Standards of Professional Practice for Arizona Home Inspectors.

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

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

## **Living Spaces/Hallways**

Standards of Professional Practice for Arizona Home Inspectors.



Living Spaces/Hallways Scope of Work; The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Personal items obstructing components limit the inspectors access and will not be inspected.

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

## **Bedrooms**

Standards of Professional Practice for Arizona Home Inspectors.

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

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

## **Bathrooms**

Standards of Professional Practice for Arizona Home Inspectors.

Bathrooms Scope of Work; The home inspector shall observe: Walls, ceiling, and floors; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Personal items obstructing components limit the inspectors access and will not be inspected.

The home inspector shall observe: Interior water supply and distribution material, including: piping, supports, fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage.

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