



# TIMBERLINE PROPERTY INSPECTIONS

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## HOME INSPECTION REPORT

1234 Main Street  
Gilbert, 85298

Buyer Name

12/07/2023 9:00AM



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### Client Advisory (Please read carefully) -

This report documents a home inspection performed in compliance with [The Arizona Standards of Practice](#). Its purpose is to offer you an improved understanding of property conditions as observed during the inspection. [The Arizona Standards of Practice](#) contain crucial limitations, expectations, and exclusions integral for clients to familiarize themselves with. (Refer to your signed inspection agreement for more details). Inspection agreements can be accessed under the "Documents" tab via the Client Portal.

This Inspection Report is founded on a visual, non-intrusive inspection approach. While we diligently strive to identify and report all present or potential issues with a home, please understand that certain areas, such as within wall structures, remain inaccessible and beyond inspection. Our role as "Generalists" involves identifying and reporting potential issues rather than diagnosing specific causes or recommending repairs. Therefore, we often recommend further evaluation by qualified professionals, including electrical, plumbing, or roofing contractors.

### Important Points Regarding This Report:

When viewing your report online from your computer or smart device you'll notice starting in "section 2" a series of selectable tabs for viewing informational data: Overview / Information / Limitations / Standards. The report tabs comprise **overview** as well as **informational** data about various home components, **limitations** affecting inspection of certain items/areas, and recommendations for immediate or future attention. Each item's condition adheres to [The Arizona Standards of Practice](#). **Each Tab contains vital information that the reader is strongly encouraged to review.**

### Common terms used in the report:

"**Serviceable**" implies that the item, system, or component was functioning as intended, allowing for normal wear and tear.

"**Serviceable with recommendations**" means the item, component, or system functioned as intended, with suggestions for minor repairs, corrections, or maintenance.

"**See recommendations**" indicates non-functional condition at inspection time. Refer to color-coded comments for condition and repair/correction suggestions.

"**Not observed**" denotes an item, component, or system not present at the property during inspection.

This inspection/report provides an impartial, third-party assessment. Often, buyers over-emphasize minor issues and overlook significant ones. We are available to delve into any aspect in more detail. Reach out for questions or further explanations regarding this report's contents.

### **Categorization of Observations and Recommendations:**

Observations and recommendations categorize by severity level:

- 1) **BLUE - Minor/Maintenance Issues** - Primarily cosmetic or handyman tasks, often noted for future reference rather than negotiation or seller-repair purposes. These items are not included in the summary report.
- 2) **ORANGE - Moderate Recommendations** - May necessitate evaluation by a qualified contractor for reasonably priced repair/replacement. Items in this category are advised for correction before the inspection period concludes. These items are featured in the summary report.
- 3) **RED - Significant and/or Safety Concerns** - Indicates immediate safety or considerable expense concerns; qualified contractors should assess, repair, or rectify before the inspection period concludes. These items are featured in the summary report.

Keep in mind that this report captures the home's condition during the inspection. Given the time that might elapse between the inspection and your move-in date, we strongly advise a comprehensive final walk-through before closing. Additionally, if desired, an inspector can be available for a re-inspection for a separate fee. The inspector/inspection company doesn't predict home-related system efficiency, life expectancy, future operation, or longevity. **A home inspection isn't insurance or a home warranty substitute.** Consult your real estate professional for insurance and home warranty guidance.

### **Further Evaluation and Contractor Involvement:**

If the inspector recommends contractor/specialist evaluation, they should further identify, evaluate, and repair any additional system-related defects, approved by the homeowner, beyond this limited inspection report's findings.

### **Use of Photos and Video:**

Your report incorporates numerous photos clarifying inspection areas. Some images highlight deficiencies or issues to enhance your understanding. Photos don't solely pertain to the pictured area; they may represent similar conditions elsewhere. Not all deficiencies' photos will be included.

Sample photos in this report depict common defects observed. For remediation, contractors/specialists should identify and evaluate system-related defects alongside provided samples. Review the complete report for comprehensive understanding.

### **Recommended upgrades:**

Your inspector might recommend improvements for enhancing the functionality of system and component installations that exceed original standards. These enhancements might surpass initial construction benchmarks, however, they don't necessarily signify deficiencies in need of correction.

Inspector oral statements about Recommended Upgrades and their inclusion in the Inspection Report serve as informational courtesy. They don't amend or waive exclusions in the Home Inspection Agreement and/or Standards of Practice.

## **Building, Planning & Zoning:**

Before purchasing, contact the local Building and Planning Department to identify 'open' permits. These might hinder additional permits and indicate unresolved issues. Ensure buildings adhere to local offset clearance regulations, vital for avoiding future encroachment-related problems. It's important to note that while our inspection is thorough, a property line survey falls outside the scope of a standard home inspection. However, considering the potential benefits of having a property line survey conducted by a qualified professional, we encourage you to explore this option. A property line survey can provide accurate information about the property's boundaries and any potential encroachments, giving you peace of mind about the property's layout.

## **For Homeowners' Associations (HOAs):**

Understand and adhere to HOA limitations or restrictions to influence your property usage, exterior changes, landscaping, and more. Addressing these factors supports an informed purchase decision and seamless homeownership.

## **Walkthrough oral statements:**

While in-person, phone, or video discussions enhance comprehension, the ultimate findings and conclusions are exclusively within this report. Our objective is transparent and consistent communication, favoring the report in any discrepancy resolution.

## **Disclaimer and Limitation of Liability:**

This Inspection Report is intended to provide an accurate assessment based on a visual, non-intrusive inspection of the property. While our inspectors make every effort to identify and report all observed, current, or potential issues with the home, it's important to recognize that certain areas, such as within wall structures and inaccessible spaces, cannot be fully examined. Our inspectors operate as "Generalists," focused on identifying and reporting potential issues rather than diagnosing specific causes or recommending repairs. Please be aware that our inspection is not exhaustive and may not uncover every potential concern. For this reason, we strongly recommend seeking further evaluation from qualified professionals, including electrical, plumbing, or roofing contractors, to ensure a comprehensive understanding of the property's condition. The observations, recommendations, and information contained in this report are provided in good faith and based on industry standards and practices. However, we cannot guarantee the accuracy or completeness of the information, and we assume no liability for any errors, omissions, or inaccuracies in the report. It's important to note that our inspection is a snapshot of the property's condition at the time of inspection. As time passes between the inspection and the property's transfer of ownership, conditions may change. Therefore, we recommend a thorough final walk-through before closing, and we offer the option of a re-inspection for a separate fee to address any changes that may have occurred. By engaging our services and accepting this report, you acknowledge and agree that our inspection is limited in scope and that we are not responsible for the future performance, operation, or longevity of any home-related systems, components, or appliances. This report is not intended to serve as an insurance policy or a substitute for a home warranty. In the event of any dispute or claim arising from this inspection, our liability shall be limited to the fees paid for our services. You agree to indemnify and hold us harmless from any claims, damages, or liabilities resulting from the use of this report or our services. This inspection report is provided solely for your information and should not be relied upon as legal advice. For legal concerns or questions regarding this report, we recommend consulting with a qualified attorney." Please let us know if you have any questions or require further clarification on any aspect of this report.

## SUMMARY

**91**

ITEMS INSPECTED

**16**

MINOR/MONITOR/MAINTENANCE

**9**

MODERATE CONCERN

**4**

SIGNIFICANT AND/OR SAFETY CONCERN

This **Summary Report** is meant to organize any **Moderate Recommendations** and **Significant and/or Safety Concerns** into a shorter, straight to-the-point format. It does not, however, include **Minor/Maintenance issues** or **Informational data** that can be found in the Full Report. We highly recommend that you do not just rely on the information in the summary page, but instead ensure you read the entire report. Please click on every informational and limitation tab to read the report in its entirety.

*This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.*

- ⊖ 2.2.1 Roofing - Concrete Tile: Mortar Cap - Cracked
- ⊖ 3.3.1 Exterior - Wall Cladding: General- Cracking, voids and imperfections
- 🔑 3.4.1 Exterior - Doors (Exterior): Security door-Self closer missing
- 🔑 3.9.1 Exterior - Fencing, Gates, and Retaining walls: Block fencing - step cracking
- 🔑 4.1.1 Garage - Ceilings: General - Common Cracks, imperfections and nail pops
- 🔑 4.2.1 Garage - Walls including firewall separation: General- Common Cracks
- ⚠ 4.4.1 Garage - Occupant door from garage to inside of home: General- Not Self Closer
- 🔧 4.5.1 Garage - Occupant door from garage to exterior: Garage exterior door - Gaps
- 🔑 5.1.1 Structural Components - Foundation: Foundation Cracks - Minor
- 🔑 6.1.1 Interiors - Ceilings: General-Cracks/Imperfections
- 🔑 6.1.2 Interiors - Ceilings: General- Previous patch/repair
- 🔧 6.5.1 Interiors - Interior Doors: Door- Doesn't Latch
- 🔧 6.5.2 Interiors - Interior Doors: Doors missing / not installed
- ⊖ 6.6.1 Interiors - Windows : Seal- Failed Condensation
- ⊖ 7.1.1 Plumbing System - Water Supply: Main Supply- Pressure too high

- (-) 7.4.1 Plumbing System - Water Distribution Systems, Fixtures and Faucets: Spigot- Supply pipe loose
- (-) 7.4.2 Plumbing System - Water Distribution Systems, Fixtures and Faucets: Spigot- Leaking only when ON
- (⚠) 7.6.1 Plumbing System - Hot Water Equipment and Operating Controls-Unit 1: General- Water Is Too Hot > 120 Degrees
- (🔧) 7.8.1 Plumbing System - Cross Connections\*: External Faucets - Anti-Siphon Device not present or Damaged
  - 🔑 8.2.1 Electrical System - Main Panel: General- Missing Labels
  - (⚠) 8.5.1 Electrical System - Branch Circuit Conductors : Conduit damaged / wire exposed
  - 🔑 8.6.1 Electrical System - Lighting Fixtures and Switches: Acrylic cover is cracked / damaged
  - (-) 8.6.2 Electrical System - Lighting Fixtures and Switches: Exterior light fixtures loose
  - (-) 8.6.3 Electrical System - Lighting Fixtures and Switches: Pendent light / fan lacks clearance to tub / shower
    - 🔧 8.6.4 Electrical System - Lighting Fixtures and Switches: Lighting- Exterior light cover
  - (⚠) 8.7.1 Electrical System - Receptacles, Polarity, Ground: Receptacle- Scorching
  - (-) 9.3.1 Heating and Cooling Systems - Condensation System: Rust in pan
  - (🔧) 9.9.1 Heating and Cooling Systems - Ceiling Fans: Wobbling during operation
  - (🔧) 10.3.1 Insulation & Ventilation - Mechanical Vents: Exhaust Fan- Noisy

# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b> Inspector(s), Client	<b>Temperature (degrees Fahrenheit)</b> 60-70	<b>Weather Conditions</b> Clear, Dry
<b>Type of Building</b> Single Family, Detached	<b>Year Built</b> 2013	<b>Approximate Square Footage</b> 2236
<b>Bedroom(s)</b> 4	<b>Bathroom(s)</b> 3	<b>Utilities</b> All Utilities On

## General Introduction

The following comments and pages make up your inspection report. The Standards contain certain and very important limitations, expectations and exclusions to the inspection.

Your inspector may bring to your attention and discuss certain Recommended Upgrades of original and functioning installations and assemblies of Systems and Components that you may wish to consider implementing as part of upgrading the property. These Recommended Upgrades may exceed some of the building and construction standards that applied at the time of the original construction of the property. The differences between any such original building and construction standards and current standards do not constitute "deficiencies" in the subject property. Recommended Upgrades should be performed only by Qualified parties in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.

We recommend that client check with the Building and Planning Department to see if there are any "open" or previous permits on a property they are considering purchasing. An "open" permit could prevent another permit from being issued for the property and there could be some outstanding issues that need to be addressed

Any oral statements made by the inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the Home Inspection Agreement and/or Standards of Practice.

**Use of photos and video:** Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

## Orientation

For the purpose of this report, all directional references (Left, Right, Front, Rear) are based on when facing the front of the structure as depicted in the cover image above. Abbreviations for North, South, East and West will also be used. (N,S,E,W)

**Occupancy status**

Furnished, Occupied

Please keep in mind that when the property is occupied, furnished or staged for showing, this can sometimes extremely limit the inspectors views of areas like floors, walls, garages, countertops, and in cabinets (especially below sinks). Evidence of damage or deterioration may not be visible at the time of inspection. Recommend a careful walk through prior to close.

**Exterior Views**

North (Front)



West (Right)



South (Back)



East (Left)

**Interior Views**

Living Room



Kitchen



Family Room



Master Bedroom



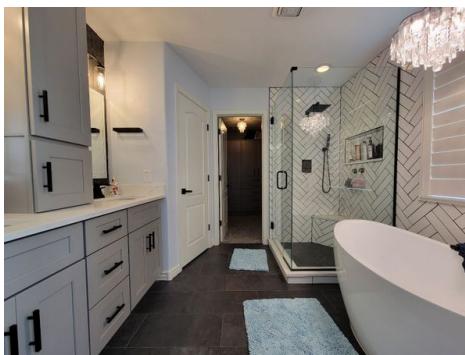
Bedroom 2



Bedroom 3



Bedroom 4



Master Bathroom



Bathroom 2



Bathroom 3



Loft



Laundry



Garage

## 2: ROOFING

		AS	SD	SUB	LIM	N/A
2.1	General Roof Notes	X				
2.2	Concrete Tile		X			
2.3	Flashings	X				
2.4	Gutters and Drainage Systems*					X
2.5	Roof Penetrations	X				
2.6	Signs of Leaking*	X				

AS = Appears Serviceable   SD = Serviceable with Defects   SUB = Substandard   LIM = Limitations   N/A = Not Inspected / Not Vissible

### Information

**Method of inspection:**

Drone with camera

**The roof style was:**

Gable, Hip

**Roof Covering Type(s)**

Roof tile - Concrete

**Underlayment Type**

Not inspected (see limitations / recommendations)

**Drainage system Type**

Roof drainage system not installed / provided

**Skylight Type**

Not applicable

**Roof Views**

**Concrete Tile: Condition**

Serviceable with Recommendations

**Flashings: Condition**

Serviceable

**Gutters and Drainage Systems\*: Condition**

N/A Not Present

**Roof Penetrations: Condition**

Serviceable

**Signs of Leaking\*: Signs of leaking**

Not observed

**Flashing Type**

Metal

Flashing is used to prevent water penetration at the junction of the roof with another surface, such as a wall or chimney.

Flashing is a general term used to usually describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - roof to wall junction areas; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

**Concrete Tile: Education**

The roof was comprised of concrete tile where visible. Concrete tile roofs are very common in our area. It is typical to find a few cracked, chipped or broken roof tiles. This usually does not negatively affect the ability of the roof to shed water properly unless the cracking is significant. The underlayment below the tile is what forms the moisture resistive barrier. This underlayment is not meant to be exposed to the sun and weather. Lifting tiles and inspecting under them is beyond the scope of this home inspection. We will inspect the underlayment if visible without destructive testing. Underlayment on a tile roof, with regular maintenance, should last around 20-25 years or more depending on factors such as material type, quality, installation techniques, attic air temperatures, attic ventilation, roof facing direction, etc. with tiles lasting much longer. We recommend regular annual roof maintenance in order to prevent future issues.

## **Signs of Leaking\*: No signs of leaking**

No signs of leaking were observed at the time of inspection. With dry conditions and limitations due to lack of access, it is challenging to pinpoint any leaking unless it has been long term or has caused significant damage. We recommend yearly inspections of the roof and attic by a qualified person. We also recommend having a roofer evaluate the underlayment once every two years.

## **Limitations**

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General

### **LEAK DISCLAIMER**

When signs of possible moisture intrusion are observed in regards to the roof of the home, be aware that with dry weather and conditions, that unless the inspector visibly observed dripping water, it is impossible to determine if this is an active leak, or one that has been repaired already. The inspector does their best to determine if the signs of moisture appear to be active or not. Please also understand that every attic space (when present) has different limitations that would limit the inspectors view of any further signs of moisture intrusion including, but not limited to framing, insulation, HVAC components, and construction type. We always recommend that a roofing contractor be hired for further evaluation when any apparent moisture staining is observed.

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General

### **UNDERLAYMENT NORMALLY NOT VISIBLE**

Unless otherwise noted in this report, the underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence. Lifting of tiles/shingles or destructive inspecting is beyond the scope of a home inspection in Arizona. When underlayment is exposed, it's condition will be commented on.

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General

### **LIMITED INSPECTION - DRONE**

A drone was used to photograph the roof and/or the top of the chimney. This does not constitute a full roof or chimney inspection, only an attempt to view the area(s) for significant defects that could be visible from above. This was done because of limited access to the roof, could be due to safety concerns, weather, roofing type, etc. This should be considered a tool, not a replacement, for walking the roof. It is recommended to have the roof and/or chimney fully evaluated by a licensed/bonded contractor.

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General

### **RADIANT BARRIER - PRESENT / LIMITED VIEW**

The insulation / radiant foil blocked the view of the roof decking in the attic. This condition limits the ability to visually inspect for possible defects including moisture intrusion.

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Concrete Tile

### **TILE INSTALLATION DISCLAIMER**

Many different types, brands and models of roof tiles have been used in building construction over the years, each with specific manufacturer's installation requirements that may or may not apply to similar-looking tiles. In addition, most tiles have underlayment requirements that cannot be visually confirmed once the tiles have been installed. For this reason, the Inspector disclaims responsibility for accurate confirmation of proper roof tile installation. The Inspector's comments will be based on- and limited to-installation requirements common to many tile types, brands and models. Accurate confirmation of compliance with manufacturer's installation recommendations, or identification of any violations of applicable building codes, exceeds the scope of this home inspection, and will require the services of a qualified roofing contractor. Inspection of tile fasteners includes inspection of representative areas across the roof only. The fasteners of each tile are not inspected.

## Gutters and Drainage Systems\*

### **NO ROOF DRAINAGE SYSTEM**

The home had no roof drainage system installed to channel roof drainage away from the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessively high moisture levels in soil near the foundation can reduce the ability of the soil to support the weight of the home structure. The Inspector recommends installation of a roof drainage system to discharge roof drainage away from soil near the foundation. This is not required, but recommended.

## **Recommendations**

### 2.2.1 Concrete Tile



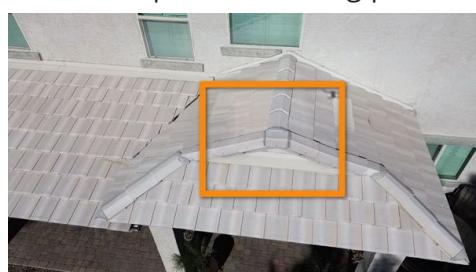
Moderate Concern

#### **MORTAR CAP - CRACKED**

Cracking, separations and / or damage was observed at one or more mud ball / mortar joint areas on the roof, recommend professional repairs / maintenance to prevent possible underlayment exposure and damage.

##### Recommendation

Contact a qualified roofing professional.



### 3: EXTERIOR

		AS	SD	SUB	LIM	N/A
3.1	Vegetation*	X				
3.2	Grading and Drainage	X				
3.3	Wall Cladding		X			
3.4	Doors (Exterior)	X				
3.5	Driveways	X				
3.6	Walkways	X				
3.7	Patios, Decks, Porches, Balconies, Covers, Areaways, Railings & Stairs*	X				
3.8	Trim, Eaves, Soffits, flashing & Fascia*	X				
3.9	Fencing, Gates, and Retaining walls		X			

AS = Appears Serviceable SD = Serviceable with Defects SUB = Substandard LIM = Limitations N/A = Not Inspected / Not VISIBLE

### Information

**Exterior wall Cladding Type**

Stucco, Stone Veneer

**Driveway Type**

Concrete

**Walkways Type**

Concrete

**Appurtenance(s)**

Covered Patio

**Trim, Eaves, Soffits, Flashing and Fascia Type**

Wood

**Fencing,Gates, and Retaining Walls Type**

Block Fence, Wood/Metal Gate

**Vegetation\*: Condition**

Serviceable

**Grading and Drainage: Condition**

Serviceable

**Wall Cladding: Condition**

Serviceable with Recommendations

**Doors (Exterior): Condition and Operation**

Serviceable

**Driveways: Condition**

Serviceable

**Walkways: Condition**

Serviceable

**Patios, Decks, Porches, Balconies, Trim, Eaves, Soffits, flashing & Covers, Areaways, Railings & Stairs\*: Condition**

Serviceable

**Fascia\*: Condition**

Serviceable

**Fencing, Gates, and Retaining walls: Condition**

Serviceable with Recommendations

**Observation Method**

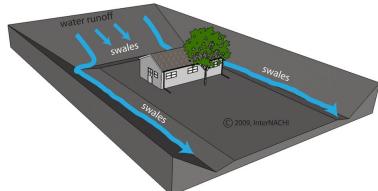
Visual

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary service.

## Grading and Drainage: Education

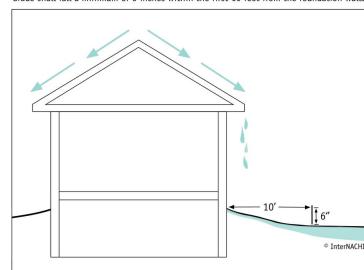
Proper grading and drainage is important, especially within the first few feet from home's exterior walls and foundation. "Swales" are the recommended form of diverting water around the home instead of into or up against it. In general, the grade around the home should slope away from the home and when it doesn't, moisture intrusion is probable. Constant moisture intrusion on a home can result in foundation cracking, spalling, wall issues and even foundation settling. It would be wise to request information from seller regarding how the property drains after a rain storm. Homes built on hillsides should be further evaluated by a grading and drainage specialist prior to close due to the high probability that drainage may be in issue. Likewise, a home sitting on a very flat lot may also have "pooling" issues and should also be further evaluated.

Water Swales



Minimum-Grade Slope

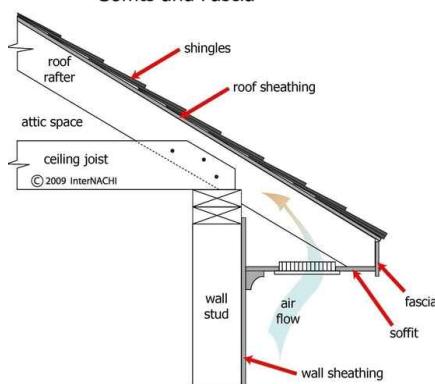
Grade shall fall a minimum of 6 inches within the first 10 feet from the foundation walls.



## Trim, Eaves, Soffits, flashing & Fascia\*: Eaves Informational

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.

Soffits and Fascia



## Limitations

### General

### OCCUPANT'S BELONGINGS

The occupant's belongings, when present, limit the inspectors view of the exterior of the home in one or more locations. Recommend careful consideration during final walk-through.

### General

### FRESH PAINT ON EXTERIOR WALLS / TRIM

Often times, sellers will paint their home in order to make it more cosmetically pleasing. This limits the inspectors view of previous damage, staining, deterioration, etc when present. Recommend monitoring areas of the home where new paint is present. Unseen issues and defects are possible.

## Recommendations

## 3.3.1 Wall Cladding

 Moderate Concern**GENERAL- CRACKING, VOIDS AND IMPERFECTIONS****MULTIPLE**

Cracks, chips and / or openings were observed in the exterior walls in multiple locations, recommend repairs / patching and painting as needed to prevent moisture intrusion that could result in potential damage.

## Recommendation

Contact a qualified professional.





## 3.4.1 Doors (Exterior)

**SECURITY DOOR-SELF CLOSER MISSING**

NORTH (FRONT)

The security self closer was missing at time of inspection recommend corrections if desired.

Recommendation

Contact a qualified professional.



Minor/Monitor/Maintenance

## 3.9.1 Fencing, Gates, and Retaining walls

**BLOCK FENCING - STEP CRACKING**

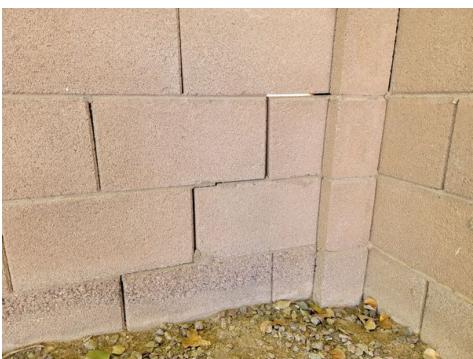
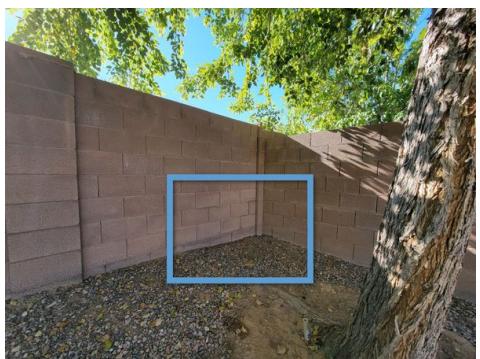
Step cracking and signs of movement / damage were observed in one or more locations of the block fencing, recommend further evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified professional.



Minor/Monitor/Maintenance





## 4: GARAGE

### Information

<b>Garage Type</b> 2-Car	<b>Vehicle door Type</b> Up-and-Over, Automatic	<b>Ceiling Materials</b> Drywall
<b>Wall Materials</b> Drywall	<b>Door from garage to inside Type</b> Fire resistive	<b>Door from garage to exterior Type</b> Wood
<b>Number of Openers</b> 1	<b>Ceilings: Condition</b> Serviceable with Recommendations	<b>Walls including firewall separation: Condition</b> Serviceable with Recommendations
<b>Floor: Condition</b> Serviceable	<b>Occupant door from garage to inside of home: Condition</b> Serviceable with Recommendations	<b>Occupant door from garage to exterior: Condition</b> Serviceable with Recommendations

### Garage Vehicle Door: Condition

Serviceable

### Informational

What's inspected?

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways
- roof
- proper floor drainage

## Garage Vehicle Door: Education

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

## Garage Door Opener: Condition

### Serviceable

According to the CPSC, homes with automatic garage door openers that do not automatically reverse should repair or replace them with new reversing openers. This prevents young children from being trapped and killed under closing garage doors.

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

### CPSC Safety Alert

## Garage Door Opener: Photo Sensor

### Installed and operating correctly

Also called electric eyes, or photo eye sensors, photo eyes are the little camera-like boxes located about six inches above the ground on either side of your garage door. Standard on garage door openers manufactured since 1993, photo eyes ensure that the garage door stops and reverses direction when anything enters its path. They work by sending an invisible infra-red beam across your garage door opening. When this beam is tripped, the garage door reverses direction (or, if closed, doesn't budge).

Photo eyes are indispensable pieces of safety equipment, but they can be a little finicky. If the photo eyes become misaligned with each other, if their lenses are dirty, or if there's an electrical issue, they can prevent your garage from closing, even though nothing is blocking the path. You can remedy these problems by manually adjusting the photo eyes, cleaning the sensors with a cloth, and reattaching any loose wires.

## Garage Door Opener: Auto Reverse

### Functional

An auto-reverse function has been standard on all garage door openers manufactured since 1991. When you close your garage door, a built-in sensor detects the slightest resistance. If a person, pet, or object gets caught under the door while it's going down, it will stop and reverse direction upon contact.

## Limitations

### General

## LIMITED INSPECTION- OCCUPANTS BELONGINGS

Some of the wall areas, floors and interior components including windows and outlets in the garage were not visible / accessible due to the presence of occupants belongings and/or cabinets limiting the inspection, recommend doing a careful check at the final walkthrough.

General

## HANGING SHELVES

Hanging shelves were observed in the garage. These are not tested for installation methods or weight limits. They also limit the inspectors view of the ceiling.

## Recommendations

### 4.1.1 Ceilings

#### GENERAL - COMMON CRACKS, IMPERFECTIONS AND NAIL POPS



Minor/Monitor/Maintenance

GARAGE

Common cracks, imperfections and nail pops were observed in one or more locations at the ceilings in the garage, recommend maintenance / repairs as needed.

Recommendation

Contact a qualified drywall contractor.



### 4.2.1 Walls including firewall separation

#### GENERAL- COMMON CRACKS

GARAGE

Garage wall had common drywall/brick wall cracks, openings and imperfections. Recommend monitoring and or repairs as desired.

Recommendation

Contact a qualified professional.



Minor/Monitor/Maintenance



Garage



4.4.1 Occupant door from garage to inside of home



Significant and/or Safety Concern

### GENERAL- NOT SELF CLOSER

#### GARAGE

The door between the garage and the living space is or appears to be of fire resistive construction. However, the self-closing mechanism has been removed, disabled or in need of adjustments therefore the door is no longer a fire-rated assembly. We recommend the self-closing feature be restored.

Recommendation

Contact a handyman or DIY project



4.5.1 Occupant door from garage to exterior

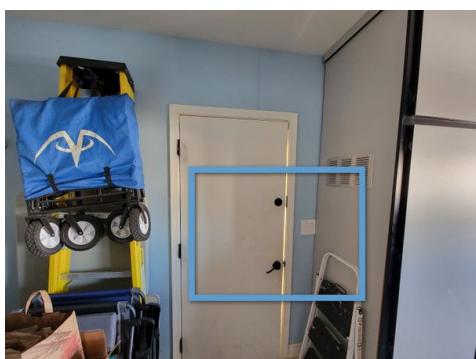
### GARAGE EXTERIOR DOOR - GAPS

#### GARAGE

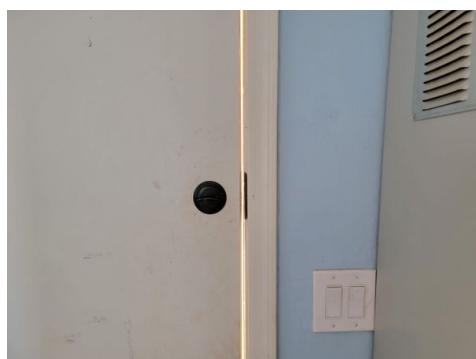
Daylight was observed at the garage exterior door, recommend repairs/ corrections to prevent moisture and/or pest intrusion.

Recommendation

Contact a handyman or DIY project



Garage



## 5: STRUCTURAL COMPONENTS

		AS	SD	SUB	LIM	N/A
5.1	Foundation		X			
5.2	Floor Structure	X				
5.3	Wall Structure	X				
5.4	Columns, beams or Piers*	X				
5.5	Ceiling Structure	X				
5.6	Roof Structure	X				

AS = Appears Serviceable SD = Serviceable with Defects SUB = Substandard LIM = Limitations N/A = Not Inspected / Not Vissible

### Information

<b>Foundation Type</b> Slab on Grade	<b>Floor Structure Type</b> Concrete, Slab	<b>Wall Structure Type</b> Framed
<b>Columns, Beams and Piers Type*</b> Wood frame covered with stucco, Wood frame / covered with stone	<b>Ceiling Structure Type</b> Bottom Chord of Truss	<b>Roof Structure Type</b> Trusses, Limited view
<b>Foundation: Condition</b> Serviceable with Recommendations	<b>Floor Structure: Condition</b> Serviceable	<b>Wall Structure: Condition</b> Serviceable
<b>Columns, beams or Piers*: Condition</b> Serviceable	<b>Ceiling Structure: Condition</b> Serviceable	<b>Roof Structure: Condition</b> Serviceable

### Observation Method

Visual, Attic Walked/Crawled

The General Home Inspection includes inspection of the structural elements that were readily visible at the time of the inspection. This typically includes the foundation, wall structure, floor structure, ceiling structure and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

## Foundation: Slab Education

This building has a slab foundation. Such foundations vary considerably, from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to AZBTR standards. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance.

However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

## Limitations

Foundation

### LIMITED DUE TO FLOOR COVERINGS

The majority of the foundation could not be viewed due to floor coverings and other construction materials. If major imperfections are viewed in the floor coverings, walls or ceiling, we will report on possible foundation settlement or defects.

Floor Structure

### SUB-FLOOR

Inaccessible

Floor Structure

### SLAB LIMITED

Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. Unless otherwise noted in this report, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

Floor Structure

### SECOND FLOOR LIMITED

Inspection of the second level floor was limited due to the ceiling and floor coverings. If any major issues were observed regarding the floor structure, they will be commented on in their respective sections.

Wall Structure

### WALL STRUCTURE LIMITATION

The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only. We do inspect for cracks, imperfections, and prior repairs that may be a sign of structural damage.

## Ceiling Structure

### LIMITED VISIBILITY

Observation of the ceiling structure was limited due to finished coverings, insulation, roof configuration, ductwork, etc.

## Roof Structure

### LIMITED

The entire roof structure could not be viewed from the attic due to duct work, truss configuration, insulation, etc.

## Recommendations

### 5.1.1 Foundation



Minor/Monitor/Maintenance

### FOUNDATION CRACKS - MINOR

#### MULTIPLE LOCATIONS

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend having these cracks sealed and repairs and monitoring for more serious shifting/displacement.

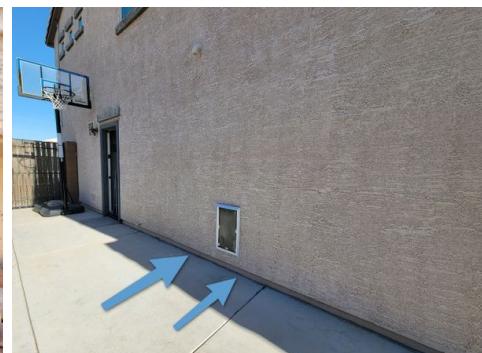
[Informational article](#) on foundation cracks.

Recommendation

Contact a qualified professional.



East (Left)



## 6: INTERIORS

		AS	SD	SUB	LIM	N/A
6.1	Ceilings		X			
6.2	Walls	X				
6.3	Floors	X				
6.4	Entry Doors	X				
6.5	Interior Doors		X			
6.6	Windows		X			
6.7	Steps, Stairways, Balconies & Railings*	X				
6.8	Countertops & Cabinets	X				

AS = Appears Serviceable   SD = Serviceable with Defects   SUB = Substandard   LIM = Limitations   N/A = Not Inspected / Not Vissible

### Information

**Ceiling Type**

Drywall

**Walls Type**

Drywall

**Floor Coverings Type**

Carpet, Tile

**Doors Type**

Wood, hollow

**Countertops Type**

Granite, Quartz

**Cabinetry Type**

Laminate, Wood

**Ceilings: Condition**

Serviceable with  
Recommendations

**Walls: Condition**

Serviceable

**Floors: Condition**

Serviceable

**Entry Doors: Condition and  
operation**

Serviceable

**Interior Doors: Condition and  
operation**

Serviceable with  
Recommendations

**Windows : Condition and  
operation**

Serviceable with  
Recommendations

**Steps, Stairways, Balconies &**
**Railings\*: Condition**

Serviceable

**Countertops & Cabinets:**
**Condition**

Serviceable

**Windows Type**

Single-hung, Double Pane, Fixed, Vinyl

At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

**Steps, Stairways, Balconies & Railings\*: Stairs-Education**

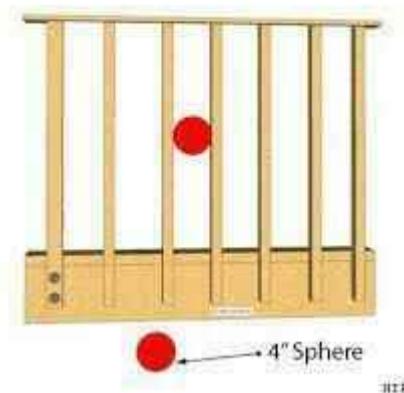
At the time of the inspection, unless otherwise noted intros report, the Inspector observed no deficiencies in the condition of the staircase(s). Inspection of staircases typically includes visual examination of the following: - treads and risers; - landings; - angle of staircase; - handrails; - guardrails; - lighting; - headroom; - windows; and - walls and ceilings.

## Steps, Stairways, Balconies & Railings\*: Railings-Education

Unless otherwise noted, the railings in the home were functional allowing for common imperfections. Notable imperfections will be included in this report if observed during inspection.

Spacing for balusters should be no larger than 4in. They should also not be climbable. This is for child safety.

RAILING



## Limitations

General

### OCCUPANTS BELONGINGS

Occupants belongings (when present) limit the inspectors views of the flooring, walls, closets, countertops, cabinets, receptacles, doors, windows below sinks, etc. We recommend a careful final walk through and reinspection if desired.

General

### FRESH PAINT LIMITATION

Often times, sellers will paint their home in order to make it more cosmetically pleasing. This limits the inspectors view of previous damage, staining, deterioration, etc. Recommend monitoring areas of the home where new paint is present. Unseen issues and defects are possible.

Countertops & Cabinets

### OCCUPANTS BELONGINGS - BELOW SINKS

One or more of the cabinets contained occupants belongings in including below the sinks limiting the inspection, recommend doing a careful check on the final walkthrough.

## Recommendations

6.1.1 Ceilings

### GENERAL-CRACKS/IMPERFECTIONS

MASTER BEDROOM , LOFT , LIVING ROOM

Cracks or imperfections noted on the interior ceilings at the time of the inspection including common cracks, evidence of prior patching/repairs and popped nail heads. Recommend further evaluation by licensed specialist and repairs as suggested.



Minor/Monitor/Maintenance

**Recommendation**

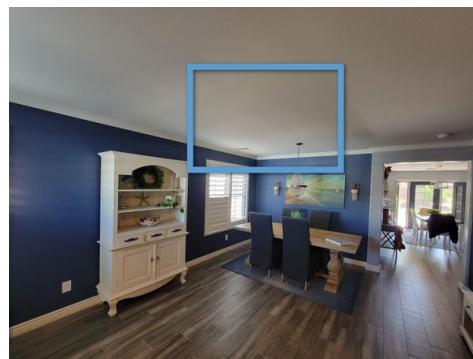
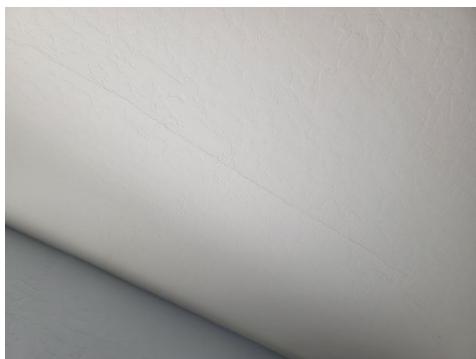
Contact a qualified professional.



Loft



Master Bedroom



Living Room

**6.1.2 Ceilings****GENERAL- PREVIOUS PATCH/REPAIR****KITCHEN**

Previous patch or repair noted at ceiling(s). We recommend seeking further information from seller in regards to previous patch and repairs and monitoring.

**Recommendation**

Contact the seller for more info



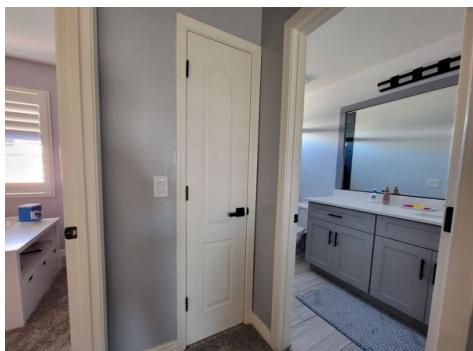
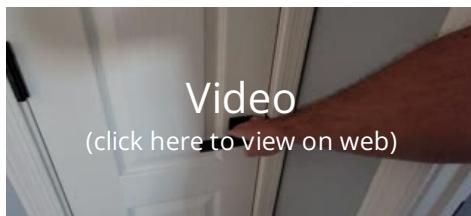
Kitchen

**6.5.1 Interior Doors****DOOR- DOESN'T LATCH****LOFT**

One or more interior doors did not latch closed properly when tested, recommend corrections / adjustments as needed to ensure proper operation.

Recommendation

Contact a handyman or DIY project



Loft

#### 6.5.2 Interior Doors



Minor/Monitor/Maintenance

### DOORS MISSING / NOT INSTALLED

BEDROOM 2 , BEDROOM 3

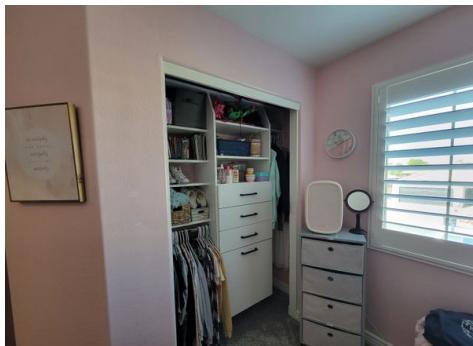
Doors missing / not installed at the time of the inspection, recommend verifying location of missing doors with sellers with replacement / installation as needed or desired.

Recommendation

Contact a handyman or DIY project



Bedroom 2



Bedroom 3

#### 6.6.1 Windows



Moderate Concern

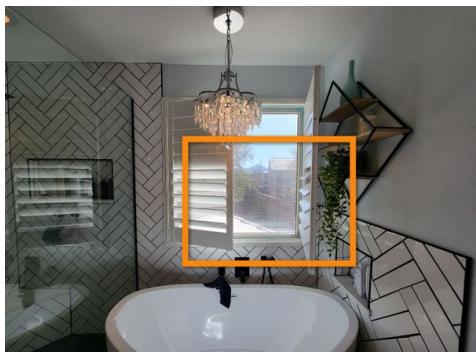
### SEAL- FAILED CONDENSATION

MASTER BEDROOM , MASTER BATHROOM

Condensation visible in the double-pane glazing of a window indicated a loss of thermal integrity. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. Replacement is more common, but not required.

Recommendation

Contact a qualified window repair/installation contractor.



Master Bathroom



Master Bedroom



## 7: PLUMBING SYSTEM

		AS	SD	SUB	LIM	N/A
7.1	Water Supply		X			
7.2	Main Water Shut-off Device	X				
7.3	Waste and Vent Piping Systems	X				
7.4	Water Distribution Systems, Fixtures and Faucets		X			
7.5	Showers, Tubs and Sinks	X				
7.6	Hot Water Equipment and Operating Controls-Unit 1		X			
7.7	Combustion Air Ventilation*	X				
7.8	Cross Connections*		X			
7.9	Supports and Insulation		X			
7.10	Fuel Storage & Distribution Systems and Supports*	X				

AS = Appears Serviceable SD = Serviceable with Defects SUB = Substandard LIM = Limitations N/A = Not Inspected / Not Vissible

### Information

**Water Source(s)**

Public, This is not always confirmed. Recommend confirming with seller.

**Water Supply Type**

Cross-Linked Polyethylene (PEX)

The water supply materials where visible -

**Main Water Shut Off Location**

Northwest Corner


**Water Pressure**

Above Normal Range (>80psi) 40-80

The water pressure is tested at the exterior hose spigots.


**Distribution System Type(s)**

Cross-Linked Polyethylene (PEX)

Water Distribution Systems Materials where visible -

**Waste and Vent Piping System**
**Type**

Acrylonitrile Butadiene Styrene (ABS)

**Waste Cleanouts Observed?**

No

**Main fuel Shut-off Location**

East

**Water Supply: Condition**Serviceable with  
Recommendations**Main Water Shut-off Device:****Condition**

Not tested

**Waste and Vent Piping Systems:****Condition**

Serviceable

**Water Distribution Systems,  
Fixtures and Faucets: Condition  
and Operation**Serviceable with  
Recommendations**Showers, Tubs and Sinks:****Condition**

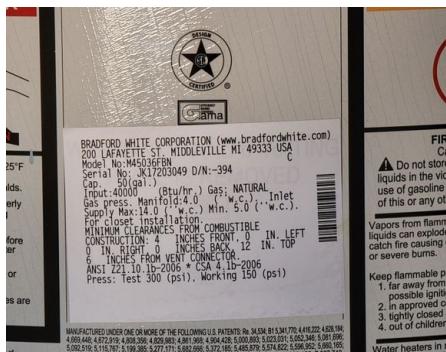
Serviceable

**Hot Water Equipment and****Operating Controls-Unit 1:****Condition**

Serviceable

**Hot Water Equipment and****Operating Controls-Unit 1:****Location**

Garage

**Hot Water Equipment and  
Operating Controls-Unit 1: Data  
Plate Photo(s)****Hot Water Equipment and  
Operating Controls-Unit 1:  
Capacity**

50gal

**Hot Water Equipment and  
Operating Controls-Unit 1:  
Automatic Safety Controls**TPRV(Temperature Pressure  
Relief Valve)**Hot Water Equipment and  
Operating Controls-Unit 1:  
Chimneys, Flues, Vents Condition**

Serviceable

**Combustion Air Ventilation\*:****Condition**

Serviceable

**Cross Connections\*: Condition**Serviceable with  
Recommendations

**Supports and Insulation:****Insulation Condition**

Insulation not required

**Supports and Insulation:****Supports Condition**

see recommendations

**Fuel Storage & Distribution Systems and Supports\*:****Condition**

Serviceable

**Functional Flow**

Unless otherwise noted; All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

**Functional Flow:** This is tested by turning on the two of the furthest fixtures from the main supply and simultaneously flushing the toilet. The pressure of water observed coming from the fixtures should not visibly bounce or lower. This is not an exact measurement, but observed visually for function.

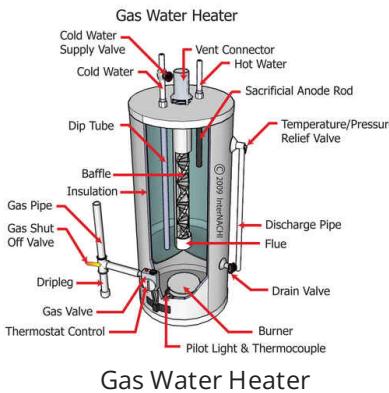
**Functional Drainage**

Unless otherwise noted; All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.

**Functional Drainage:** **Drainage** is considered **functional** when multiple basins are filled and then let out simultaneously, and they empty in a reasonable amount of time and do not overflow. Drainage of a home can still be functional as a whole, while one or two isolated drains are slower than others.

**Hot Water Equipment and Operating Controls-Unit 1: Gas Water Heater Education**

The water heater observed was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time. We recommend yearly servicing of these units by a qualified person.



Gas Water Heater

**Hot Water Equipment and Operating Controls-Unit 1: TPR Valve Education**

Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels.

If temperature sensors and safety devices such as TPRs malfunction, water in the system may become superheated (exceed the boiling point). Tank rupture is possible. Once the tank ruptures and water is exposed to the atmosphere, it will expand into steam almost instantly and occupy approximately 1,600 times its original volume. This process can propel a heating tank like a rocket through multiple floors, causing personal injury and extensive property damage.

Water-heating appliance explosions are rare due to the fact that they require a simultaneous combination of unusual conditions and failure of redundant safety components. These conditions only result from extreme negligence and the use of outdated or malfunctioning equipment.

The TPR valve will activate if either water temperature (measured in degrees Fahrenheit) or pressure (measured in pounds per square inch [PSI]) exceed safe levels. The valve should be connected to a discharge pipe (also called a drain line) that runs down the length of the water heater tank. This pipe is responsible for routing hot water released from the TPR to a proper discharge location, preferably outside within 12-6in from the ground.

## Hot Water Equipment and Operating Controls-Unit 1: Manufacturer

Bradford & White

We recommend flushing & servicing your water heater tank annually for optimal performance. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit. In addition to preventing accidents, this decrease in temperature will conserve energy.

[CPSC Article](#)

## Hot Water Equipment and Operating Controls-Unit 1: Year Manufactured

2012

The date is observed on the data plate as a code in the serial number. To the best of the inspectors knowledge, according to the manufacturers date plate this unit was built on or around the year above.

## Limitations

General

### WATER TREATMENT SYSTEMS BEYOND SCOPE

Functional testing of water treatment systems is beyond the scope of a General Home Inspection. Home inspectors do inspect for defects like corrosion, leaking, improper drain termination, and corroded fixtures (signs that the unit may be in need of repair). If these conditions are observed, we recommend maintenance and servicing as directed by the manufacturer.

General

### WATER TESTING BEYOND SCOPE

If you are wondering what contaminants may be in your water, you can start by getting a copy of your [water quality report](#) (called a CCR or consumer confidence report) from your local water utility/authority (in the U.S. and some cities in Canada). If you are unable to get your report or if you have a private well, you may want to consider having your water [independently tested](#).

General

### UNDER GROUND PLUMBING

Often times, drain, supply and even distribution plumbing are located under the ground, or under the concrete slab of the home. This dramatically limits the inspectors ability to inspect these systems. Remember that a home inspection is a visual inspection. If you did not request a sewer camera inspection service from our company during scheduling, we recommend that you request one prior to the end of your inspection deadline. Please call our office to schedule a sewer camera inspection.

[Click here to schedule your sewer scope inspection!!](#)

For an even more thorough inspection of the under ground plumbing, a static test can be performed as well. Protect Property Inspections, LLC does not perform these types of inspections, but you can call our office for more information on who can.

Water Supply

### MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

---

Waste and Vent Piping Systems

**OVERFLOW DRAINS NOT TESTED**

Testing of the overflow drains at sinks and tubs is not conducted. This is to prevent causing damage in the case that one of these is not properly connected. We recommend that these drains not be relied on and that you never leave a sink or tub unattended while running.

---

Waste and Vent Piping Systems

**MOST DWV PIPES NOT VISIBLE**

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings. Drain pipes leaking under slabs or within the wall or structure of the home may be impossible for an inspector to find. Sewer camera inspections and static testing is always recommended and can be performed by PPI if you call our office to schedule. We recommend a sewer camera inspection on every home, regardless of age.

---

Water Distribution Systems, Fixtures and Faucets

**LAUNDRY, FRIDGE, ANGLE STOPS NOT TESTED**

Unless fixtures or appliances were present, we do not test valves like the laundry, refrigerator, or any interior valve without a connected fixture. This is beyond the scope of a General Home Inspection. We do not test them so that in the event that one would break, no damage is caused. Unless otherwise noted, no leaking was visible at the time of inspection at these valves.

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Water Distribution Systems, Fixtures and Faucets

**MOST NOT VISIBLE**

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. We disclaims responsibility for inspection of pipes not directly visible.

---

Hot Water Equipment and Operating Controls-Unit 1

**NO MAINTENANCE RECORD**

There is no visible record of recent service of the water heater system (within the past year). Possibly indicating delayed maintenance. We recommend yearly servicing of the water heating system. The age of the unit(s) will be reported on and should be evaluated by a plumber prior to close to determine internal condition and a more in depth look.

---

Hot Water Equipment and Operating Controls-Unit 1

**ACCESS BLOCKED**

The occupant's belongings blocked access to this water heater at the time of the inspection. Inspection of the water heater was limited to confirmation of proper response. The Inspector recommends that before the expiration of your Inspection Objection Deadline but after water heater access has been provided, you have the water heater inspected by a qualified a qualified HVAC technician or plumbing contractor to determine its condition.

---

Combustion Air Ventilation\*

## GENERAL LIMITATION

Testing for adequacy of combustion air venting for gas fired furnaces, appliances and water heaters is beyond the scope of a home inspection. We do inspect for and report on whether it appears combustion air venting is present and the condition. Gas fired appliances in an attic space should have plenty of passive combustion air venting from the attic/roof vents, as apposed to a gas fired appliance in a small hallway closet. A hallway closet unit for example will actually need high and low vents to allow proper air circulation for a safe situation. For further testing and inspection of combustion air venting, we recommend contacting a qualified HVAC specialist.

Fuel Storage & Distribution Systems and Supports\*

## PORTIONS NOT INSPECTED

Pressure testing, metering, and verification of underground systems is beyond the scope of a General Home Inspection. For further information of the gas system, recommend further evaluation by the gas company.

## Recommendations

7.1.1 Water Supply



Moderate Concern

### MAIN SUPPLY- PRESSURE TOO HIGH

The water pressure observed appear to be above the recommended range. We recommend adding pressure reducer (or adjustments to the one installed if applicable) to reduce the pressure and to extend the longevity of the plumbing system and appliances. 40-80psi is normal range.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Water Distribution Systems, Fixtures and Faucets



Moderate Concern

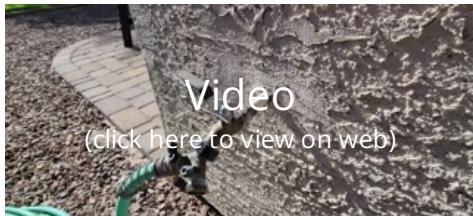
### SPIGOT- SUPPLY PIPE LOOSE

EAST (LEFT)

Loose hose spigot supply pipe was observed, recommend securing to prevent leaking and/or damage.

Recommendation

Contact a qualified professional.



East (Left)

## 7.4.2 Water Distribution Systems, Fixtures and Faucets

**SPIGOT- LEAKING ONLY WHEN ON**

WEST (RIGHT)

One or more of the exterior hose spigots was leaking during operation. Recommend a qualified person evaluate and repair/replace.

Recommendation

Contact a qualified professional.

7.6.1 Hot Water Equipment and  
Operating Controls-Unit 1**GENERAL- WATER IS TOO HOT > 120 DEGREES**

It was observed at the time of the inspection that the temperature of the water from the hot side at the faucets was greater than 120 degrees Fahrenheit. Temperature greater than this could be a safety issue. Recommend review and adjustment.

Recommendation

Contact a qualified professional.



## 7.8.1 Cross Connections\*

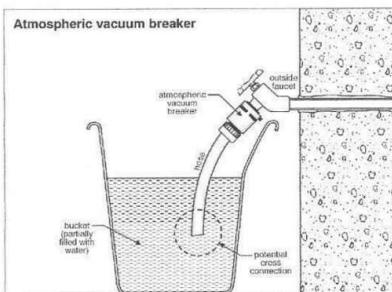
**EXTERNAL FAUCETS - ANTI-SIPHON DEVICE NOT PRESENT  
OR DAMAGED**

MULTIPLE

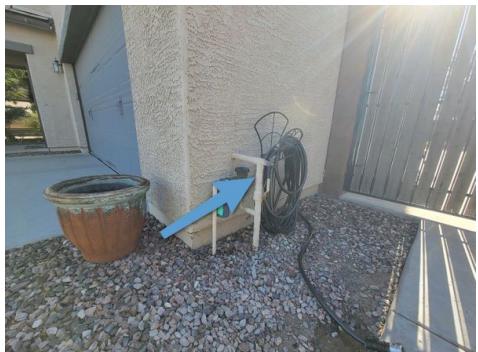
Missing or damaged anti-syphon device(s) which prevents back-flow into the water supply observed during the inspection. Recommended installation or replacement of anti-syphon device(s) to prevent cross connection of potable water supply.

Recommendation

Contact a handyman or DIY project



East (Left)



West (Right)

## 8: ELECTRICAL SYSTEM

		AS	SD	SUB	LIM	N/A
8.1	Service, Meter, Grounding	X			X	
8.2	Main Panel	X				
8.3	Sub Panel*					X
8.4	Overcurrent Protection Devices	X				
8.5	Branch Circuit Conductors		X			
8.6	Lighting Fixtures and Switches		X			
8.7	Receptacles, Polarity, Ground		X			
8.8	GFCI & AFCI	X			X	
8.9	Smoke Alarm(s)	X				
8.10	Doorbell	X				

AS = Appears Serviceable SD = Serviceable with Defects SUB = Substandard LIM = Limitations N/A = Not Inspected / Not Vissible

### Information

<b>Electrical Service Type</b> Below ground 120/240V	<b>Main Panel Manufacturer</b> SQUARE D	<b>Main Panel capacity</b> 120/240V, 200A
<b>Service Amperage and Voltage</b> 120/240V, 200A	<b>Service Entry Conductor Material</b> Not Visible	<b>Labeling</b> missing some
<b>Over current Protection Type</b> Circuit breakers, AFCI Breakers	<b>Wiring Methods</b> Non-Metalic Cable, Copper, Aluminum Braided	<b>Service Grounding Type</b> Not Inspected - See Limitations
<b>Electrical Bonding Observed AT</b> Gas supply, Water supply	<b>Service, Meter, Grounding: Observation Method</b> Inspected at Panel	<b>Service, Meter, Grounding: Service Entrance Condition</b> Serviceable
<b>Service, Meter, Grounding: Service Grounding Condition</b> Limited view	<b>Main Panel: Condition</b> Serviceable	<b>Sub Panel*: Condition</b> N/A
<b>Sub Panel*: Location</b> N/A	<b>Sub Panel*: Manufacturer Data</b> Plate Photo N/A	<b>Overcurrent Protection Devices: Condition</b> Serviceable
<b>Branch Circuit Conductors : Condition</b> Serviceable with Recommendations	<b>Lighting Fixtures and Switches: Condition and Operation</b> Serviceable with Recommendations	<b>Receptacles, Polarity, Ground: Condition and Operation</b> Serviceable with Recommendations
<b>GFCI &amp; AFCI: Condition and Operation</b> Serviceable	<b>Smoke Alarm(s): Condition</b> Serviceable	<b>Doorbell: Condition</b> Serviceable

## Compatibility

Unless otherwise noted, branch circuit conductors and the corresponding over-current devices were observed to be within the allowable ampacities and are reported as compatible.

## Main Panel: Service Disconnect Location

East



## GFCI & AFCI: GFCI Education

*How is a GFCI different from a regular circuit breaker or fuse?*

too much electricity flows through a wire, it will get hot. Sometimes it can get hot enough to start a fire inside the walls of a house. Traditional circuit breakers protect your house from fires by shutting off the flow of electricity to a wire when there is too much demand for electricity. This can happen when too many items are plugged into a circuit. That's why a power strip can be dangerous if there are too many electric items plugged into it. Circuit breakers do not protect people from electrocution. Their purpose is to protect you from a fire.

**When and where are GFCI receptacles required?** receptacles were required in houses starting in 1971. Originally they were only required at the exterior of the house and by swimming pool equipment. Over the years, GFCI receptacles have been required in more locations such as garages, bathrooms, kitchens, etc. The following table applies to most municipalities, but some local codes may be different. Please check with your local building department.

an older home, there may be no requirement for GFCI's to be installed. The seller is not required to upgrade the receptacles unless the electrical system has been modified. So if the kitchen in a 1950's house has been remodeled, and receptacles have been added or moved, they must be upgraded to GFCI receptacles if they are within 6 feet of a plumbing fixture. This applies to bathrooms too. So when your home inspector suggests upgrading certain receptacles to GFCI receptacles, please know that he has your safety in mind. The seller may not have to upgrade the receptacles, but you should do it for your family's safety.: The refrigerator receptacle should not be a GFCI receptacle.

## Smoke Alarm(s): Smoke/Co2

**Condition of batteries Unknown.** New batteries should be placed in all smoke and carbon monoxide detectors upon move in and replaced again according to manufacturers recommendations. Without working smoke detectors in your home you have no first alert to a possible fire.

## Smoke Alarm(s): Safety Tips

Smoke alarms are powered by battery or by your home's electrical system. If the smoke alarm is powered by battery, it runs on either a disposable nine-volt battery or a non-replaceable 10-year lithium (long-life) battery. Alarms that get power from your home's electrical system, or hardwired, usually have a back-up battery that will need to be replaced once a year. A closed door may slow the spread of smoke, heat and fire. Install smoke alarms in every sleeping room and outside each separate sleeping area. Install alarms on every level of the home. Install alarms in the basement. Smoke alarms should be interconnected. When one sounds, they all should sound. Large homes may need extra smoke alarms. Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working. There are two kinds of alarms. Ionization smoke alarms are quicker to warn about flaming fires. Photoelectric alarms are quicker to warn about smoldering fires. It is best to use both types of alarms in the home. A smoke alarm should be on the ceiling or high on a wall. Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet (3 meters) from the stove. People who are hard-of-hearing or deaf can use special alarms. These alarms have strobe lights and bed shakers. Replace all smoke alarms when they are 10 years old. Smoke alarms are an important part of a home fire escape plan.

## Doorbell: Video door bell installed

A video doorbell was installed at the time of the inspection, the integral / original unit (if applicable) was not tested for operation.

## Limitations

---

General

## AUDIO, VISUAL, SECURITY

Inspection of audio, visual and security systems is beyond the scope of a General Home Inspection. For information or a further inspection of these, recommend hiring a specialist, or requesting further information from seller.

---

General

## AFCI / GFCI NOT TESTED -WORK FROM HOME

The arc fault (AFCI) devices in the main distribution panel were not tested for operation due to the property being occupied / occupant working from home on computers / video conferencing etc. Most manufacturers recommend that these devices be tested once a month to ensure proper operation. A test button is located on the front of the device. The user should follow the manufacturer's recommended testing procedures. If the device does not trip when tested it may be defective and replacement may be needed.

---

General

## GROUNDING SYSTEM INSTALLATION - LIMITED INSPECTION (UFER)

Inspection of the electrical grounding system is limited, the quality of installation and sufficiency of the system was not fully evaluated due to visibility and / or access to obscure system components such as "Ufer"(concrete-encased grounding electrode) and / or driven copper rod etc.

---

Branch Circuit Conductors

## GENERAL LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as lighting, switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to what is seen in the panel, and proper response to testing of switches and a representative number of electrical receptacles.

---

Lighting Fixtures and Switches

## GENERAL LIMITATION

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions and lighting does not turn on due to a burned out bulb. This being said, functionality of all switches, outlets, and lights in the home may not be confirmed by the inspector.

---

Lighting Fixtures and Switches

## EXTERIOR FLOOD LIGHT DISCLAIMER

If applicable. Flood lighting at exterior may have bulbs missing or not working and auto sensors that are deteriorated or otherwise not inspected due to height restrictions, settings or lighting conditions. Inspection limited. See seller for disclosure.

---

Receptacles, Polarity, Ground

## OCCUPANTS BELONGINGS

When applicable, an occupied home makes it challenging for an inspector to test and visualize every receptacle in the home, garage and exterior. Inspectors are required to inspect and test a representative amount of outlets. The inspector has your best interest in mind, but is not supposed to move the occupants belongings. Recommend careful final walk through and re-inspection as needed.

GFCI & AFCI

## OCCUPIED HOME LIMITATIONS

All of the arc fault (AFCI) and/or Ground Fault Circuit Interrupter (GFCI) devices in the main / sub distribution panel(s) may not have been tested for operation when the property is occupied. Most manufactures recommend that these devices be tested once a month to make sure they are operating properly and providing protection from arc / ground faults. A test button is located on the front of the device. The user should follow the instructions accompanying the device. If the device does not trip when tested it may be defective and replacement may be needed.

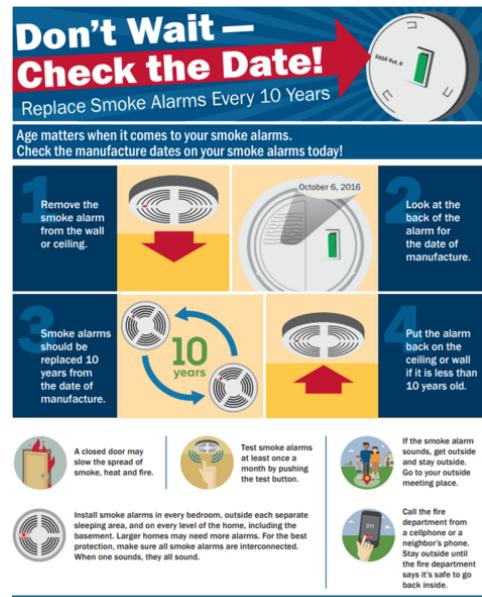
GFCI & AFCI

## AFCI NOT TESTED - OCCUPIED HOME

The arc fault (AFCI) devices in the main distribution panel were not tested for operation due to the property being occupied. Most manufactures recommend that these devices be tested once a month to ensure proper operation. A test button is located on the front of the device. The user should follow the manufacturer's recommended testing procedures. If the device does not trip when tested it may be defective and replacement may be needed.

Smoke Alarm(s)

## DISCLAIMER



Check the Date

Ionization and photoelectric smoke alarms detect different types of fires. Since no one can predict what type of fire might start in their home, the USFA recommends that every home and place where people sleep have:

- Both ionization AND photoelectric smoke alarms. OR
- Dual sensor smoke alarms, which contain both ionization and photoelectric smoke sensors.

Choose interconnected smoke alarms, so when one sounds, they all sound.

There are also alarms for people with hearing loss. These alarms may have strobe lights that flash and/or vibrate to alert those who are unable to hear standard smoke alarms when they sound.

1. We did not verify the type of alarm.
2. Smoke alarms have a limited service life and we did not verify the age of the alarm(s).
3. Testing smoke alarms may not guarantee that the alarms will function as intended during actual emergency conditions.
4. Smoke alarms should be installed according to the manufacturers instructions and we did not verify complete compliance with those instructions.

## Recommendations

8.2.1 Main Panel



Minor/Monitor/Maintenance

### GENERAL- MISSING LABELS

One or more breakers were not properly labeled, recommend corrections to ensure proper circuit identification.

Recommendation

Contact a qualified electrical contractor.



8.5.1 Branch Circuit Conductors

### CONDUIT DAMAGED / WIRE EXPOSED

EAST (LEFT)

Conduit damaged / wire exposed, recommend further evaluation and professional repairs / corrections or removal for safety.

Recommendation

Contact a qualified professional.



Significant and/or Safety Concern



#### 8.6.1 Lighting Fixtures and Switches

### **ACRYLIC COVER IS CRACKED / DAMAGED**

LOF5

Acrylic cover is cracked / damaged, recommend repair / replacement as needed or desired.

Recommendation

Contact a handyman or DIY project



Minor/Monitor/Maintenance



Loft

#### 8.6.2 Lighting Fixtures and Switches

### **EXTERIOR LIGHT FIXTURES LOOSE**

NORTH (FRONT)

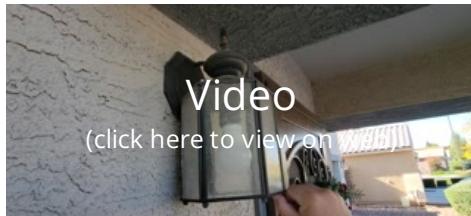
One or more exterior light fixtures were loose from the wall with openings around the base observed, recommend properly securing and sealing the fixtures to the wall to prevent moisture intrusion and damage.

Recommendation

Contact a handyman or DIY project



Moderate Concern



North (Front)

## 8.6.3 Lighting Fixtures and Switches

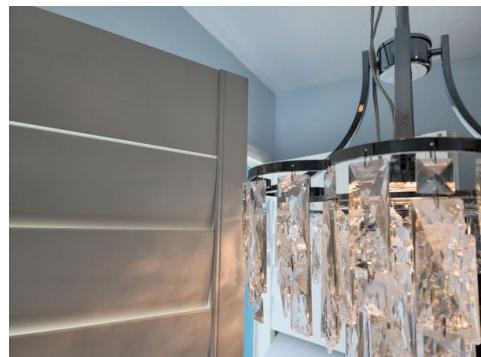
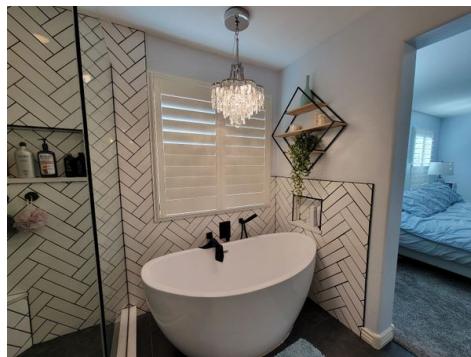
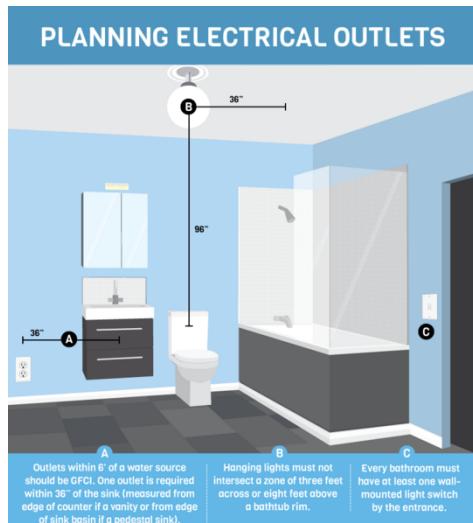
**PENDENT LIGHT / FAN LACKS CLEARANCE TO TUB / SHOWER**

## MASTER BATHROOM

Pendent light / fan lacks proper clearance to tub / shower, recommend corrections for safety.

Recommendation

Contact a qualified professional.



## 8.6.4 Lighting Fixtures and Switches

**LIGHTING- EXTERIOR LIGHT COVER**

## WEST (RIGHT)

One or more exterior light fixture bulbs did not have a cover. Recommend installing cover.

Recommendation

Contact a qualified professional.



## 8.7.1 Receptacles, Polarity, Ground

**RECEPTACLE- SCORCHING**

EAST (LEFT)

An electrical receptacle exhibited visible scorching. This condition is a potential fire hazard and should be investigated and any repairs made by a qualified electrical contractor.

## Recommendation

Contact a qualified electrical contractor.

Significant and/or Safety Concern



## 9: HEATING AND COOLING SYSTEMS

		AS	SD	SUB	LIM	N/A
9.1	Normal Operating Controls				X	
9.2	Equipment 1				X	
9.3	Condensation System			X		
9.4	Distribution System	X				
9.5	Combustion Air Ventilation	X				
9.6	Vents, Flues & Chimneys*	X				
9.7	Presence of Installed Cooling Source in Each Room	X				
9.8	Presence of Installed Heat Source in Each Room	X				
9.9	Ceiling Fans	X				

AS = Appears Serviceable   SD = Serviceable with Defects   SUB = Substandard   LIM = Limitations   N/A = Not Inspected / Not Visible

### Information

<b>Thermostat(s) Location</b> Upstairs	<b>Thermostat(s) Type</b> Digital	<b>Air Filters</b> Disposable - Replace every 30 days, 3
<b>Filter Location</b> Ceiling	<b>Distribution Type</b> ducts, registers	<b>Ceiling Fans Type</b> Lighted, Remote, Wall Switch
<b>Normal Operating Controls:</b> <b>Condition</b> Not tested in cool mode due to low outside temperatures, Not Tested In Heat Mode Due To Tempature Above 66 Degrees	<b>Equipment 1: Cooling System Condition</b> Not tested due to outside temperatures being below 65 degrees	<b>Equipment 1: Heat System Condition</b> Unable to test
<b>Equipment 1: Equipment Type</b> Central Air Conditioner Split, Gas furnace	<b>Equipment 1: Brand(s)</b> Precision	<b>Equipment 1: Cooling Energy Source</b> Electric
<b>Equipment 1: Refrigerant Type</b> R-410A	<b>Equipment 1: Heating Energy Source</b> Natural Gas	<b>Equipment 1: Automatic Safety Controls</b> Unknown These auto safety controls were serviceable during inspection.

**Equipment 1: Data Plate Photo(s)****Equipment 1: Cooling Unit****Overcurrent Amperage**

50

**Condensation System: Condition**Serviceable with  
Recommendations**Distribution System: Condition**

Serviceable

**Combustion Air Ventilation:****Condition**

Serviceable

**Vents, Flues & Chimneys\*: Condition**

Serviceable

**Presence of Installed Cooling Source in Each Room: Condition**

Present in each room

**Presence of Installed Heat Source in Each Room: Condition**

Present in each room

**Ceiling Fans: Condition**Serviceable with  
Recommendations**Split System Education**

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace/air handler and were not directly visible.

**Equipment 1: Capacity**

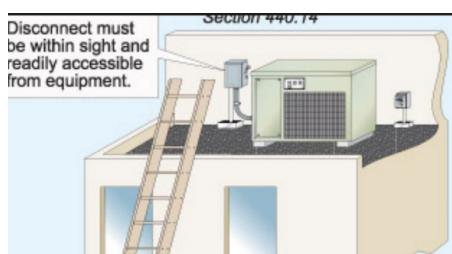
5.0 ton

A refrigeration ton is approximately equivalent to 12,000 BTU/h. This information is read by the inspector from the data plate and not always exact. Recommend confirming with HVAC specialist.

**Equipment 1: Disconnect(s)-Condition**

Serviceable

Disconnecting means shall be located within sight from and readily accessible from the air-conditioning or refrigerating equipment. The disconnecting means shall be permitted to be installed on or within the air-conditioning or refrigerating equipment



## Equipment 1: Condenser Year Manufactured

2009 Year

The year of manufacture is determined by the inspector by inspecting the serial number and researching a code hidden within the number. This code is not always exact or readable. The inspector does their best to determine, but are often limited.



## Limitations

### General

#### HVAC GENERAL LIMITATIONS

Inspection of home heating and cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. HVAC system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Testing for adequacy or uniformity are beyond the scope of a General Home Inspection. . Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of HVAC systems typically includes:

- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

### General

#### NO MAINTENANCE RECORD VISIBLE

There is no visible record of recent service of the heat system (within the past year). Possibly indicating delayed maintenance. We recommend yearly servicing of the heating system And further evaluation of the system prior to close. The age of the unit(s) will be reported on when possible and you should consult an HVAC specialist regarding some of the specifics of the age and condition.

---

General

## **SAFETY CONTROLS**

Safety controls on HVAC appliances require professional service to determine proper function. We recommend service and safety check prior to purchase and regularly thereafter according to the manufacturer's recommendation. Also, see seller for service history and records.

---

General

## **OUTSIDE TEMPS ABOVE 65 DEGREES**

When outside temperatures are high (Standard is above 65 degrees), the inspector can make the determination not to turn the heat on, as this could show false positives and potentially damage the unit, taking away the system's ability to cool while making for a dangerous living situation for the seller. When the inspector can't test due to high outside temperatures, we recommend further evaluation and testing by a licensed HVAC professional prior to close.

---

General

## **OUTSIDE TEMPS BELOW 65 DEGREES**

When outside temperatures are low (Standard is below 65 degrees), the inspector can make the determination not to turn the cooling system on, as this could show false positives and potentially damage the unit, taking away the system's ability to also heat and make for a dangerous living situation for the seller. Keep in mind that the inspector has the client's best interest in mind, but does not want to damage the system. When the inspector can't test due to low outside temperatures, we recommend further evaluation and testing by a licensed HVAC professional prior to close, or at least before the warm season.

---

General

## **HVAC SYSTEM TESTING LIMITATIONS-**

A limited visual inspection with basic functional testing was performed on the HVAC system. The inspector / inspection company makes no attempt to determine the efficiency or life expectancy of ANY home appliance and does not guarantee future operation or longevity. A home inspection is not an insurance policy or substitute for a home warranty, recommend consulting with your real estate professional regarding insurance and home warranty options.

---

Equipment 1

## **NO MAINT RECORD**

There is no visible record of recent service of the cooling system (within the past year). Possibly indicating delayed maintenance. We recommend yearly servicing of the cooling system.

---

Condensation System

## **MONITOR SECONDARY CONDENSATE DRAINS**

We recommend monitoring secondary condensate drain terminations around the home, and if found dripping to call an HVAC specialist promptly. Moisture alarms and/or safe-t switches are recommended to help monitor these areas. Exterior condensate line terminations should extend away from the home to prevent deterioration to the foundation.

---

## Combustion Air Ventilation

### GENERAL LIMITATION

Testing for adequacy of combustion air venting for gas fired furnaces, appliances and water heaters is beyond the scope of a home inspection. We do inspect for and report on whether it appears combustion air venting is present and the condition. Gas fired appliances in an attic space should have plenty of passive combustion air venting from the attic/roof vents, as apposed to a gas fired appliance in a small hallway closet. A hallway closet unit for example will actually need high and low vents to allow proper air circulation for a safe situation. For further testing and inspection of combustion air venting, we recommend contacting a qualified HVAC specialist.

## Presence of Installed Cooling Source in Each Room

### OCCUPANTS BELONGINGS

Occupants belongings, when present, often limit the inspectors view of the HVAC source in each livable space. Recommend ensuring all livable spaces have a heating and cooling source prior to close.

## Ceiling Fans

### GENERAL LIMITATION

Since ceiling fan mounting boxes are concealed in the ceiling, they are inaccessible and cannot be inspected. Proper mounting of ceiling fans require the use of specially-designed boxes which must be properly secured to the ceiling structure. Proper mounting is necessary to ensure that the fan does not fall. If you have any doubt about any ceiling fan installation, we recommend a thorough check by a technician familiar with the manufacturer's installation instructions.

## Recommendations

### 9.3.1 Condensation System

 Moderate Concern

#### RUST IN PAN

##### ATTIC

Rust and corrosion were observed in the secondary catch pan for the attic air handler(s). This condition may indicate an issue with the condensation system or coils and should be corrected. Recommend further evaluation to ensure proper function by an HVAC technician.

##### Recommendation

Contact a qualified heating and cooling contractor



Attic

## 9.9.1 Ceiling Fans

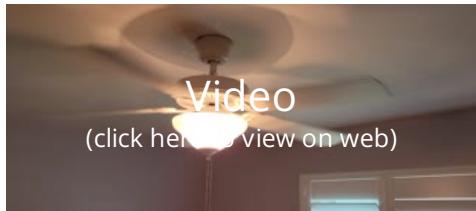
**WOBBLING DURING OPERATION**

## BEDROOM 2

I observed one or more fans that wobbled during operation. No damage was observed due to this but we recommend balancing the fan for proper functionality and longevity.

## Recommendation

Contact a qualified professional.



Bedroom 2



# 10: INSULATION & VENTILATION

		AS	SD	SUB	LIM	N/A
10.1	Attic Insulation	X				
10.2	Attic Ventilation	X				
10.3	Mechanical Vents		X			
10.4	Vapor Retarders					X

AS = Appears Serviceable SD = Serviceable with Defects SUB = Substandard LIM = Limitations N/A = Not Inspected / Not Visible

## Information

### Observation Method

Attic Entered

### Attic Insulation Type

Blown, Cellulose

### Bathroom Venting Type

Vent Fan

### Attic Ventilation Type

Low Profile Roof Vents

### Vapor Retarders Type

Not observed

### Attic Insulation: Condition

Serviceable

### Attic Ventilation: Condition

Present

### Mechanical Vents: Condition

Serviceable with  
Recommendations

### Vapor Retarders: Condition

Not Required

## Limitations

### General

### LIMITATIONS DUE TO INSULATION

The insulation blocked the view and limited the inspection of electrical, plumbing and structural components in the attic.

### Attic Ventilation

### GENERAL LIMITATION

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

## Recommendations

### 10.3.1 Mechanical Vents

#### **EXHAUST FAN- NOISY**

##### LAUNDRY

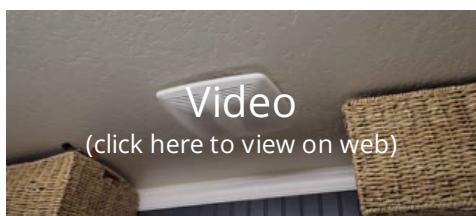
At the time of inspection one or more exhaust fans were noisy, recommend repair or replacement as desired

Recommendation

Contact a handyman or DIY project



Minor/Monitor/Maintenance



# 11: BUILT IN APPLIANCES

		AS	SD	SUB	LIM	N/A
11.1	Dishwasher				X	
11.2	Cooktop				X	
11.3	Oven(s)				X	
11.4	Built-in Microwave				X	
11.5	Ventilation				X	
11.6	Garbage Disposal				X	
11.7	Refrigerator / Freezer				X	

AS = Appears Serviceable SD = Serviceable with Defects SUB = Substandard LIM = Limitations N/A = Not Inspected / Not VISIBLE

## Information

**Dishwasher: Brand**

Unknown

**Cooktop: Cooktop Energy Source**

Gas

**Cooktop: Cooktop Brand**

Unknown

**Oven(s): Oven Energy Source**

Electric

**Oven(s): Oven Brand**

Unknown

**Oven(s): Oven Type**

Range, Double

**Built-in Microwave: Microwave Brand**

Unknown

**Ventilation: Kitchen Ventilation Type**

Vented

**Ventilation: Kitchen Ventilation Brand**

Unknown brand

**Refrigerator / Freezer:**
**Refrigerator Brand**

Unknown

**Garbage Disposal: Serviceable**

Unless otherwise noted in this report, the Inspector observed no deficiencies in the condition and operation of the garbage disposal at the time of inspection.

## Limitations

General

**GENERAL LIMITATION**

Appliances are operated at the discretion of the Inspector. Appliances are never moved from their location to observe behind as damage could occur.

General

**APPLIANCES - LIMITED INSPECTION**

A limited visual inspection with basic functional testing was performed on the kitchen appliances. The inspector / inspection company makes no attempt to determine the efficiency or life expectancy of ANY home appliance and does not guarantee future operation or longevity. A home inspection is not an insurance policy or a substitute for a home warranty, recommend consulting with your real estate professional regarding insurance and home warranty options.

Oven(s)

## **GENERAL LIMITATION**

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

## 12: LAUNDRY ROOM

		AS	SD	SUB	LIM	N/A
12.1	Dryer				X	
12.2	Washing Machine				X	

AS = Appears Serviceable   SD = Serviceable with Defects   SUB = Substandard   LIM = Limitations   N/A = Not Inspected / Not Vissible

### Information

#### Laundry Room Ventilation Type

Ceiling mount Vent Fan

#### Dryer: Laundry Dryer Vent

##### Condition

Recommend cleaning

#### Dryer: Energy Source(s)

Not visible

#### Washing Machine: Energy

##### Source(s)

Not visible

#### Appliances present

Laundry equipment was observed in the laundry room. Full testing and inspection of these units is beyond the scope of a General Home Inspection. When occupants belongs aren't in the units, we will turn them on for a short cycle to test the hookups for function. Unless otherwise noted, washer filled, spun, and drained. Unless otherwise noted, The dryer heated. If a more thorough inspection is desired, recommend contacting an appliance specialist.

#### Laundry appliances not tested

The washing machine / clothes dryer were not operated as the inspector was informed that the laundry appliances do not convey with the property. Water supply and drain lines were **NOT** tested recommend verifying proper water supply (including Hot / cold presence) and functional drainage at the laundry appliance plumbing.

### Limitations

#### General

#### NOT TESTED-OCCUPANTS BELONGINGS

The washer and dryer were not tested because the occupants belongings were present. Inspection of these units are beyond the scope of a General Home Inspection.

# STANDARDS OF PRACTICE

## **Roofing**

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## **Exterior**

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## **Structural Components**

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

## **Interiors**

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

**Plumbing System**

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

**Electrical System**

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

**Heating and Cooling Systems**

Heating: I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling: I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

### **Insulation & Ventilation**

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.