



THE DWELLING INSPECTOR, LLC

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## ARIZONA RESIDENTIAL HOME INSPECTION REPORT

1234 Main St.  
Tempe, Arizona 85282

Buyer Name  
07/28/2019 9:00AM



Inspector  
Scott Alack

AZ License # 67432

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[scott@thedwellinginspector.com](mailto:scott@thedwellinginspector.com)



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This Inspection Report is based on a visual, non-intrusive inspection. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen - such as within the wall structure, etc. An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional contractor.

The report includes **Information** on various systems and components of the home, **Limitations** that may affect the ability to inspect certain items/areas, and **Observations** for items that require immediate or future attention.

Observations are organized into three categories:

- 1) **Monitor or Maintenance Item** - This category is for items that require continual monitoring and/or regular service and maintenance. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.
- 2) **Recommendation or Upgrade** - Most items will typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace. Also included are items that are often considered as improvement items or upgrades.
- 3) **Safety Hazard** - This category is composed of health or safety items.

# SUMMARY

**5**

MAINTENANCE ITEM

**51**

RECOMMENDATION

**1**

SAFETY HAZARD

- ⊖ 4.1.1 Exterior - Exterior Wall Cladding: Minor Cracks in Stucco
- ⊖ 4.2.1 Exterior - Wall Flashing and Trim: Damaged Exterior Wood Trim
- ⊖ 4.3.1 Exterior - Eaves, Soffits & Fascia: Drywall Ceiling/Soffit - Tape Joints
- ⊖ 4.5.1 Exterior - Driveway: Differential Movement of The Driveway
- ⊖ 4.6.1 Exterior - Walkway(s): Repair/Reseal Walkway Cracks
- 🔧 4.6.2 Exterior - Walkway(s): Previous Termite Treatment
- ⊖ 4.8.1 Exterior - Patio(s): Differential Movement of The Patio(s)
- ⊖ 4.8.2 Exterior - Patio(s): Repair/Reseal Patio Cracks
- ⊖ 4.11.1 Exterior - Fences and Gates: Cracks At The Mortar Seams
- ⊖ 4.11.2 Exterior - Fences and Gates: Metal Fence - Not Securely Attached
- ⊖ 4.11.3 Exterior - Fences and Gates: Metal fence - paint
- ⊖ 4.13.1 Exterior - Vegetation, Grading & Drainage: Negative Grade Slope Towards The Foundation
- ⊖ 5.1.1 Roofing - Main Roof: Roof - Aged Roof Coverings
- ⊖ 5.2.1 Roofing - Second Roof: Clay Tile Roof - Tiles Cracked/Broken
- ⊖ 6.4.1 Electrical - Branch Circuit Conductors: Extension Cord Used as Permanent Wiring
- ⊖ 6.6.1 Electrical - Lights, Switches, Receptacles and Junction Boxes: Damaged Cover Plate
- ⚠ 6.7.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- 🔧 7.1.1 Plumbing - Water Meter and Main Line Shut-off Valve: Anti-siphon leaked
- ⊖ 7.2.1 Plumbing - Exterior Hose Faucet(s): No Anti-Siphon Device
- ⊖ 7.2.2 Plumbing - Exterior Hose Faucet(s): Valve Leaked When Operated
- ⊖ 7.6.1 Plumbing - Water Heater: Recommend Electrical Disconnect
- ⊖ 7.6.2 Plumbing - Water Heater: Missing Overflow Pan
- ⊖ 7.8.1 Plumbing - Water Heater 3: Water Pipe Corrosion - Dissimilar Metals
- ⊖ 8.1.1 Heating - Heating Equipment: Heating Equipment Appeared Old - Working
- ⊖ 8.6.1 Heating - Air Handler Unit: Condensate Line(s) Missing Vent and P-trap
- ⊖ 8.6.2 Heating - Air Handler Unit: Missing Secondary Drain Line or Safety Switch
- ⊖ 9.6.1 Heating Unit #2 - Air Handler Unit: Refrigerant Lines Were Not Properly Insulated
- 🔧 10.7.1 Heating Unit #3 - Air Filter: Dirty filter

- 11.2.1 Cooling - Cooling Unit : Insulation Missing or Damaged
- 12.1.1 Cooling Unit #2 - Cooling Unit : Insulation Missing or Damaged
- 14.2.1 Interiors, Doors and Windows - Entry/Exterior Door(s): Exterior Door(s) - Water Staining
- 14.2.2 Interiors, Doors and Windows - Entry/Exterior Door(s): Weather-Stripping Poor
- 14.2.3 Interiors, Doors and Windows - Entry/Exterior Door(s): Sweep Damaged
- 14.2.4 Interiors, Doors and Windows - Entry/Exterior Door(s): Keyed Deadbolt
- 14.3.1 Interiors, Doors and Windows - Interior Doors: Pocket Door - Difficult Operation
- 14.4.1 Interiors, Doors and Windows - Windows: Screen(s) - Missing
- 14.4.2 Interiors, Doors and Windows - Windows: Screen(s) - Damaged
- 14.4.3 Interiors, Doors and Windows - Windows: Vinyl Window Glazing - Damaged
- 14.6.1 Interiors, Doors and Windows - Walls: Drywall - Cracks and/or Separation From Window Frames
- 14.6.2 Interiors, Doors and Windows - Walls: Walls - General Wear and Tear
- 14.7.1 Interiors, Doors and Windows - Ceilings: Ceiling Cracks
- 14.8.1 Interiors, Doors and Windows - Trim: Trim Damage/Deterioration- Minor
- 15.2.1 Bathroom(s) - Sink(s): Sink - Hairline Crack
- 15.3.1 Bathroom(s) - Bathtub(s): Inoperable Shower Diverter
- 15.3.2 Bathroom(s) - Bathtub(s): Caulk Line Failed
- 15.4.1 Bathroom(s) - Shower(s): Sealant at Shower Corners
- 15.7.1 Bathroom(s) - Countertops & Cabinets: Countertop Cracked/Chipped
- 15.8.1 Bathroom(s) - Tiled Areas: Grout Deteriorating
- 16.1.1 Kitchen and Laundry - Kitchen Sink(s): Water Supply Valves - Corroded
- 16.3.1 Kitchen and Laundry - Garbage Disposal: Jammed
- 16.4.1 Kitchen and Laundry - Dishwasher: No Anti-Siphon/High-Loop Device Present
- 16.8.1 Kitchen and Laundry - Cooktop: No Gas Shut-off Valve
- 16.12.1 Kitchen and Laundry - Tiled Areas - Kitchen & Laundry: Grout Deteriorating
- 16.16.1 Kitchen and Laundry - Laundry Countertops & Cabinets: Cabinet Hinge Loose
- 17.1.1 Garage - Floor: Minor Cracks in Concrete
- 17.3.1 Garage - Ceiling: Drywall Ceiling Cracks
- 18.3.1 Garage 2 - Ceiling: Drywall Ceiling Cracks

# 1: INTRODUCTION

## Information

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### Buyer's Home Inspection

04/19/2019

Dear Ken Davis,

RE: 1916 N 95th Pl, Mesa AZ 85207

Thank you for choosing The Dwelling Inspector, LLC to perform your home inspection. We are honored to be the *Voice of your Investment* and we hope the experience met your expectations. The enclosed report provides you with a record of the inspection for immediate and long-term use. The report contains a lot of general information regarding your home as well as our observations at the time of the inspection. We encourage you to read the full report, however a summary of our observations can also be viewed for easier navigation.

Please feel free to contact us if you have any questions regarding this report or your home.

Thank you again for allowing us to work with you.

Best regards,

Scott Alack  
on behalf of  
The Dwelling Inspector, LLC

## 2: INSPECTION DETAILS

### Information

#### Inspector: Scott Alack

Phone Number: (480) 773-5435

Email Address: Scott@TheDwellingInspector.com

Mailing Address: 2344 E. Hermosa Dr., Tempe AZ 85282

License #: 67432

#### Inspection Date

04/19/2019

#### In Attendance

Home Owner

#### Weather Conditions

Sunny



#### Temperature (approximate)

72 to 97 Fahrenheit (F)

#### Orientation of Front Entrance

Front entrance faces North.



#### Year Built

2000

#### Type of Building

Single Family, Detached

#### Occupancy

Vacant

#### Utilities

All utilities were on at the time of inspection.

#### Number of Bedrooms and Bathrooms

7 Bedrooms, 4 Bathrooms, Half Bath

#### Size of Home

4921 Square Feet

#### Photo(s) - North Facade of Building



Garage



Covered Patio/Cabana

### Photo(s) - East Facade of Building



Garage



Covered Patio/Cabana

### Photo(s) - South Facade of Building



Garage



Covered Patio/Cabana

**Photo(s) - West Facade of Building**

Garage



Covered Patio/Cabana

# 3: STRUCTURAL COMPONENTS

## Information

### Structural Components Section Introduction

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the following:

- foundation (including basements and crawlspaces),
- floor structures,
- wall structures,
- columns,
- and roof / attic 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.

**NOTE:** Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's Standards of Practice.

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

#### Foundation: Type

Slab on grade

#### Foundation: Condition

The foundation appeared serviceable at the time of the inspection., The foundation was not visible in some areas.

#### Floor Structure at First Level: Type

Poured concrete slab

#### Floor Structure at First Level: Condition

The floor structure was not visible due to carpet and floor covering., The visible portions of the floor structure appeared serviceable at the time of the inspection., Typical cracks appeared common in size.

**Wall Structure: Type**

Wood Framed

**Wall Structure: Condition**

The wall structure appeared serviceable at the time of the inspection.

**NOTE:** Wall insulation type and value is not verified. UFFI (Urea Formaldehyde Foam Insulation) or other hazardous materials are not identified. Conditions inside the wall cannot be judged. Lead paint testing is not performed.

**Column(s): Type**

Wood post column with stone veneer base.



**Column(s): Condition**

The column(s) appeared serviceable at the time of the inspection.

**Roof / Ceiling Structure & Attic:****Vapor Barrier Condition**

A vapor retarder is not required.

## Limitations

Roof / Ceiling Structure & Attic

**NO ATTIC ACCESS**

**NOTE:** The structural components in the roof, ceiling, and attic were not inspected because there was no attic access provided at the time of the inspection.

## 4: EXTERIOR

### Information

#### Exterior Section Introduction

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 or swimming pools/spas unless pre-arranged as ancillary inspections.

#### Exterior Wall Cladding: Type

Stucco Veneer, Stone Veneer



#### Exterior Wall Cladding: Condition

The exterior wall cladding appeared serviceable except where noted (see Observations for more information).

#### Wall Flashing and Trim: Trim Type

Wood, Stucco



#### Wall Flashing and Trim: Trim Condition

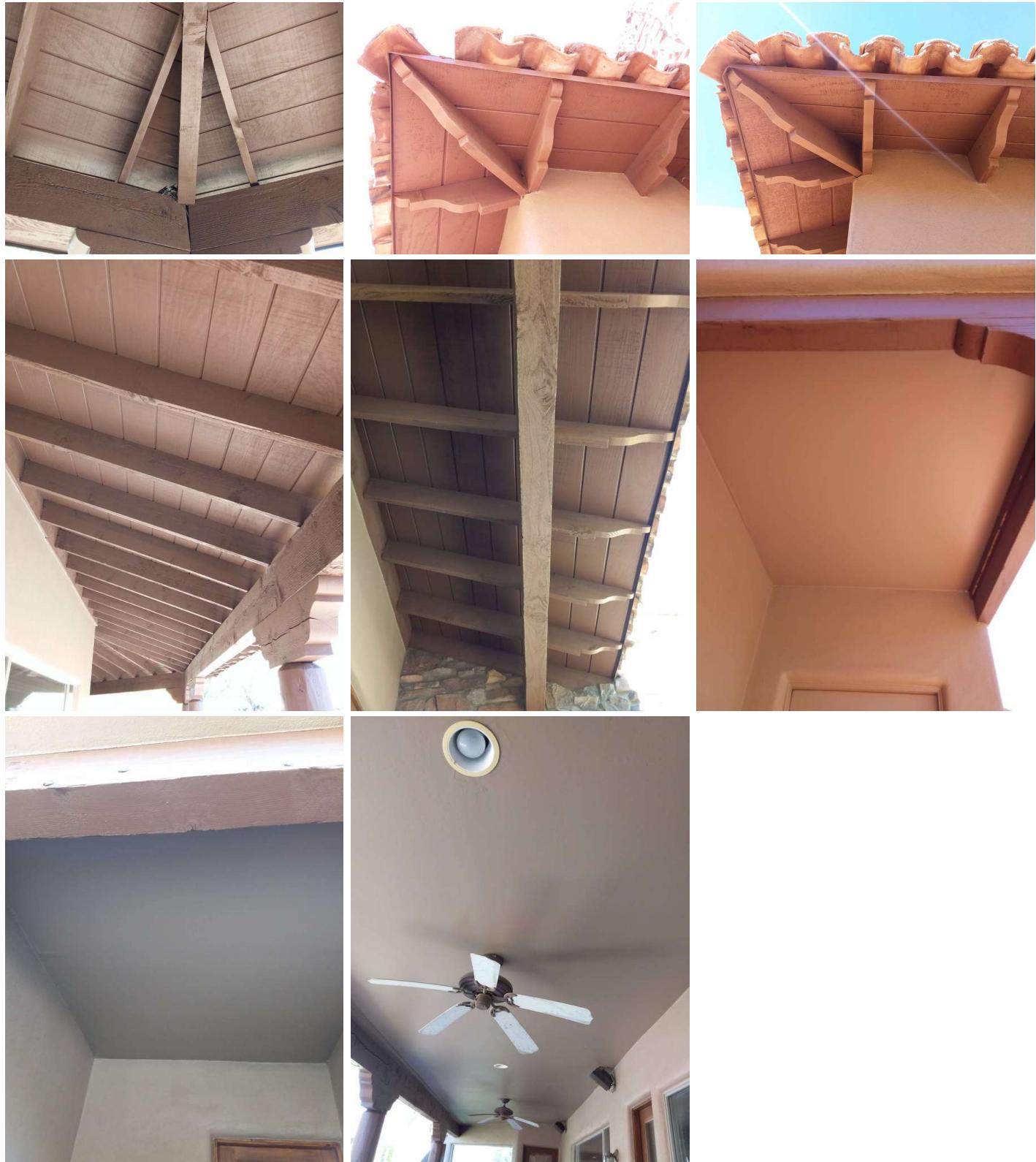
The exterior wall trim appeared serviceable except where noted (see Observations for more information).

#### Wall Flashing and Trim: Wall Flashing Condition

The exterior wall flashing appeared serviceable at the time of the inspection.

#### Eaves, Soffits & Fascia: Type

Wood, Drywall

**Eaves, Soffits & Fascia:****Condition**

The soffits and fascia at the eaves appeared serviceable at the time of the inspection.

**Driveway: Type**

Pavers



### Driveway: Condition

The driveway surface appeared serviceable except where noted (see Observations for more information).

### Walkway(s): Type(s)

Concrete, Flagstone, Pavers



**Walkway(s): Condition**

The walkway surface appeared serviceable at the time of the inspection.

**Patio(s): Type(s)**

Concrete



patio



Covered patio/cabana

**Patio(s): Condition**

The patio surface(s) appeared serviceable except where noted (see Observations for more information)., Common cracks were noted.

**Patio Cover: Type**

The patio cover was a covered roof (refer to Roofing section for more information).



Patio



Covered patio/cabana

**Patio Cover: Condition**

Refer to Roofing section for additional information.

**Fences and Gates: Fence Type**

Stucco over concrete / masonry, Metal fencing



## Fences and Gates: Gate Type

Metal gate with wood slats, Metal gate



Metal gate adjacent to the garage.



Metal gate with wood slats.

## Fences and Gates: Condition

The fencing and gates appeared serviceable except where noted (see Observations for more information)., Common cracks were noted on the fencing.

## Chimney: Material

Stucco



Covered patio/cabana

## Chimney: Condition

The portion of the chimney below the roof appeared serviceable at the time of the inspection.

## Vegetation, Grading & Drainage: Grading Condition

The structure is situated on a level site.

**NOTE:** This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

## Vegetation, Grading & Drainage:

### Drainage Condition

The soil slope and drainage at the foundation perimeter appeared serviceable except where noted (see Observations for more information)., Improper soil slope toward foundation

## Limitations

## Observations

## 4.1.1 Exterior Wall Cladding

**MINOR CRACKS IN STUCCO** Recommendation

Stucco showed cracking in one or more places. This could be a result of temperature changes or building settlement and is typical as homes with stucco age. Recommend a stucco repair contractor to seal and repaint to prevent water penetration.

The attached photos are a sampling of this condition. The contractor should evaluate all stucco areas for this condition.

Recommendation

Contact a stucco repair contractor



North



North



North



West



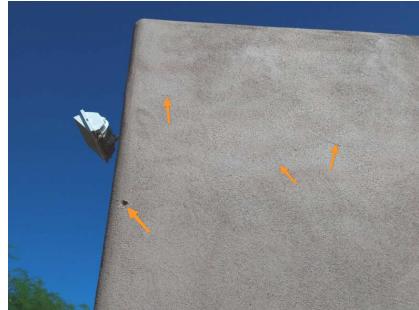
West



South



South



East



East



East



South



South



Roof

## 4.2.1 Wall Flashing and Trim

**DAMAGED EXTERIOR WOOD TRIM**

The exterior wood trim was observed to have some deterioration and/or damage. Damaged and deteriorated exterior wood trim should be repaired to prevent wall damage, moisture penetration and wood destroying insects.

Recommendation

Contact a qualified siding specialist.



Recommendation



Garage

## 4.3.1 Eaves, Soffits &amp; Fascia

**DRYWALL CEILING/SOFFIT - TAPE JOINTS**

One or more cracks were observed in the exterior ceiling/soffit and appeared to be from poor drywall taping. Recommend correction by a professional drywall contractor.

Recommendation

Contact a qualified drywall contractor.



Recommendation



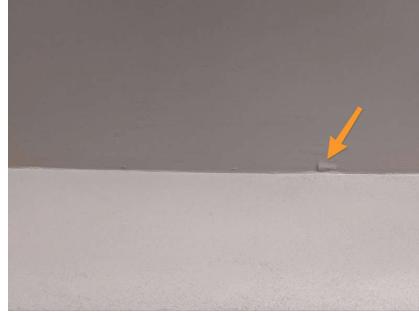
South



South



South



South

#### 4.5.1 Driveway

### DIFFERENTIAL MOVEMENT OF THE DRIVEWAY

Differential movement of the driveway was observed. Differential movement in concrete pavers may be an indication of settlement, erosion or other defects and should be repaired as needed.

#### Recommendation

Contact a qualified driveway contractor.



#### 4.6.1 Walkway(s)

### REPAIR/RESEAL WALKWAY CRACKS

Cracks and/or deficiencies were observed in the poured concrete walkway. Cracks in poured concrete may be an indication of material defects, lack of maintenance, movement or settlement. Cracks and other defects in poured concrete should be repaired/resealed and monitored over time for movement, deflection and deterioration.

#### Recommendation

Contact a qualified grading contractor.



North

#### 4.6.2 Walkway(s)

### PREVIOUS TERMITE TREATMENT

The walkway appeared to have holes drilled and refilled which is consistent with a previous termite treatment. The inspector recommends you ask the seller about this condition.

#### Recommendation

Recommend monitoring.



North

## 4.8.1 Patio(s)

 Recommendation**DIFFERENTIAL MOVEMENT OF THE PATIO(S)**

Differential movement of the patio(s) was observed. Differential movement in concrete pavers may be an indication of movement, settlement or other defects and should be repaired as needed.

Recommendation

Contact a qualified grading contractor.



Covered patio/cabana



Covered patio/cabana

## 4.8.2 Patio(s)

 Recommendation**REPAIR/RESEAL PATIO CRACKS**

Cracks and/or deficiencies were observed in the poured concrete patio(s). Cracks in poured concrete may be an indication of material defects, lack of maintenance, movement or settlement and should be repaired/resealed and monitored over time for movement, deflection and deterioration.

Recommendation

Contact a qualified concrete contractor.



South



South

## 4.11.1 Fences and Gates

**CRACKS AT THE MORTAR SEAMS**

The perimeter concrete/masonry wall had step cracking at the mortar seams. This is an indication of settling, soil movement, or some other defect. Recommend repairs by a concrete/masonry fence contractor.

Recommendation

Contact a qualified masonry professional.

 Recommendation



East



East

## 4.11.2 Fences and Gates

**METAL FENCE - NOT SECURELY ATTACHED**

The metal fencing at the southeast corner was not securely attached to the wall. Recommend a qualified professional to securely fasten the fence

Recommendation

Contact a qualified professional.

 Recommendation



East

## 4.11.3 Fences and Gates

**METAL FENCE - PAINT**

The metal fence at the south end of the property appeared to have surface rust. Recommend repainting the metal fence to prevent further deterioration.

Recommendation

Contact a qualified professional.

 Recommendation



South

## 4.13.1 Vegetation, Grading &amp; Drainage

**NEGATIVE GRADE SLOPE TOWARDS THE FOUNDATION**

A negative grade slope towards the foundation was observed. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation. Grading improvements are needed to direct run off water away from the structure. Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Recommended slope away from the foundation is 6 inches per 10 feet.

Recommendation

Contact a qualified grading contractor.

 Recommendation



North



North



South

# 5: ROOFING

## Information

### Roof Section Introduction

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the following:

- roof-covering materials,
- roof flashing,
- roof drainage systems,
- roof penetrations like chimneys, and skylights,
- mounting hardware for roof-mounted equipment,
- attic ventilation devices,
- ducts for evaporative coolers,
- and ducts for combustion and plumbing vents.

**NOTE:** Life expectancy of the roofing covering materials is not covered by this home inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. Roof covering materials are inspected according to the current Standards of Practice.

**NOTE:** The inspection of the roof does not preclude the possibility of leakage or water damage. Leakage or water damage can occur at any time and may depend on rain intensity, wind velocity and direction and other environmental factors. The entire underside of the roof sheathing is not visible or accessible and cannot be inspected for indications of leaks.

**NOTE:** When O (O= Observations) is marked. It is recommended that all the roofing covering materials and components be fully evaluated by a certified, licensed roofing specialist, prior to closing.

**NOTE:** Roofs, skylights, penetrations and flashings are not water tested for leaks.

**NOTE:** The roof covering materials should be inspected annually as part of a routine maintenance plan.

### Inspection Method

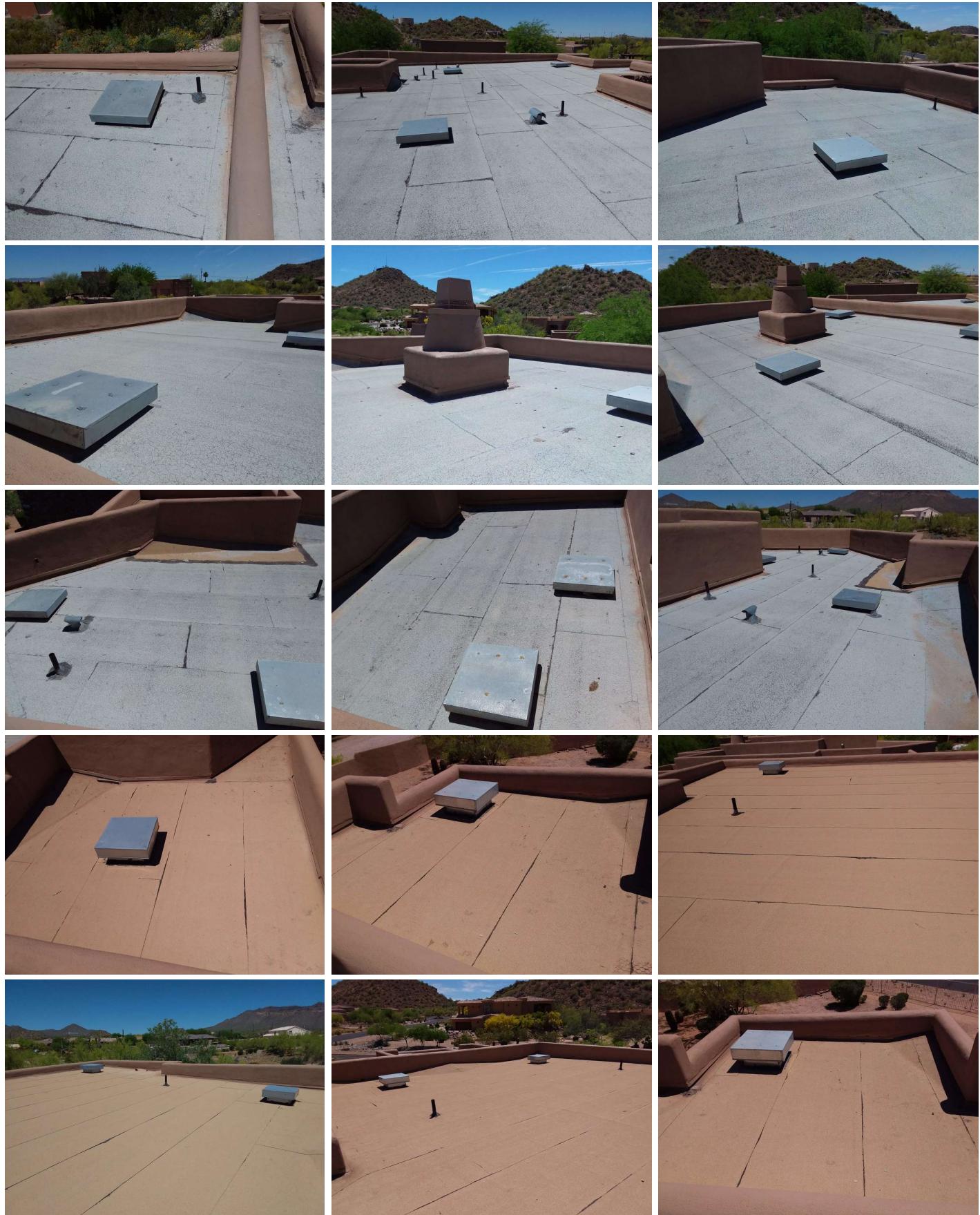
The roof was inspected by walking on the roof., The roof was partially inspected with a pole mounted camera.

The inspector will observe from the roof unless the type of materials, structural integrity, lack of access or personal safety prohibit. In the event that the roof can not be safely walked, a visual inspection will be made from either a ladder or by some other means such as binoculars or a pole cam.

### Main Roof: Type

Asphalt roll roofing





**Main Roof: Style**

Flat roof

**Main Roof: Number of Layers**

The roof appeared to have 1 layer of roof covering material.

**Main Roof: Condition**

Further evaluation and/or repairs are recommended (see Observations for more information).

**Second Roof: Type**

Clay tiles

**Second Roof: Style**

Hip roof

**Second Roof: Number of Layers**

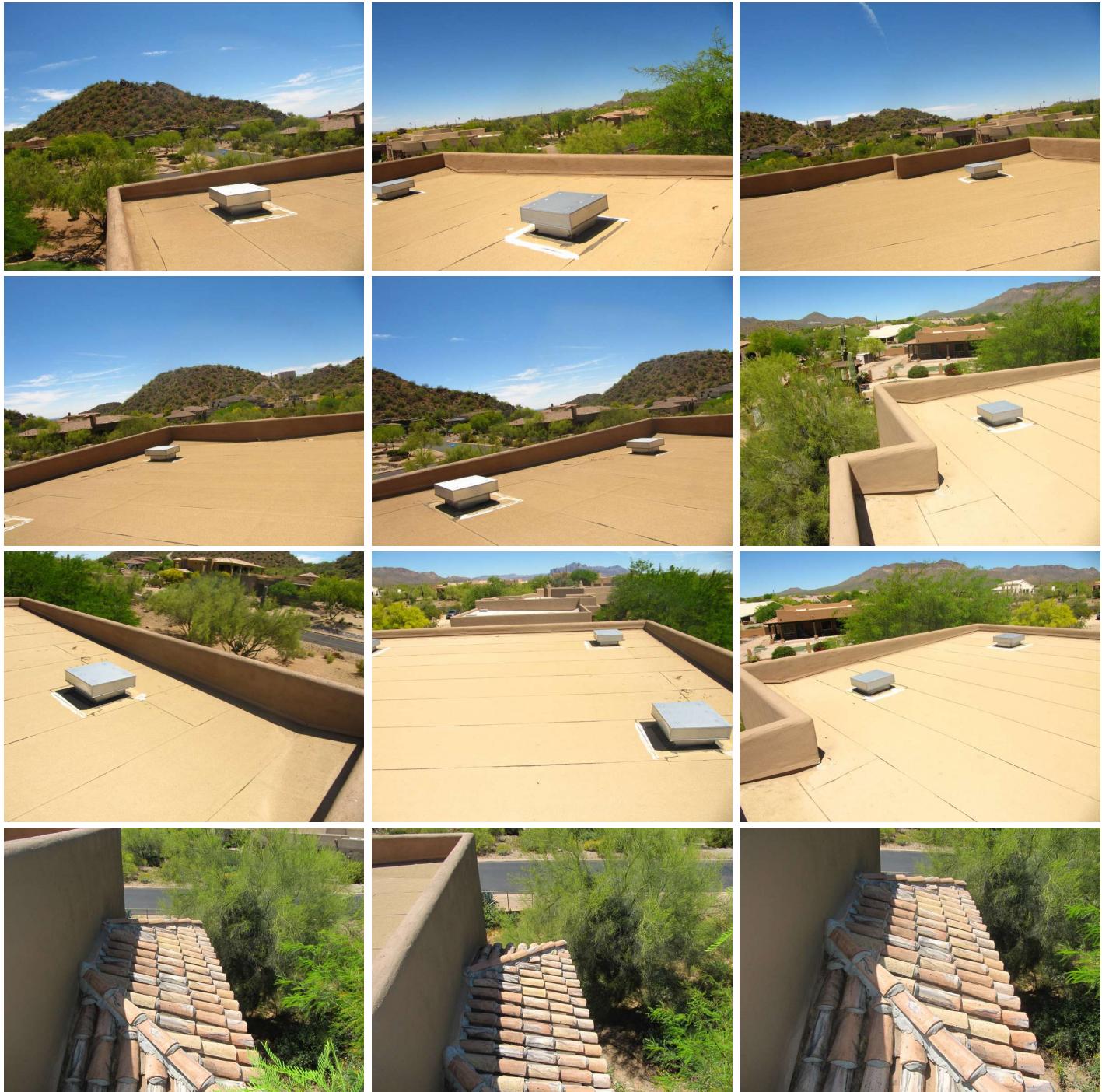
The roof appeared to have 1 layer of roof covering material.

**Second Roof: Condition**

Further evaluation and/or repairs are recommended (see Observations for more information).

**Garage 2 Roof: Type**

Asphalt roll roofing, Clay tiles

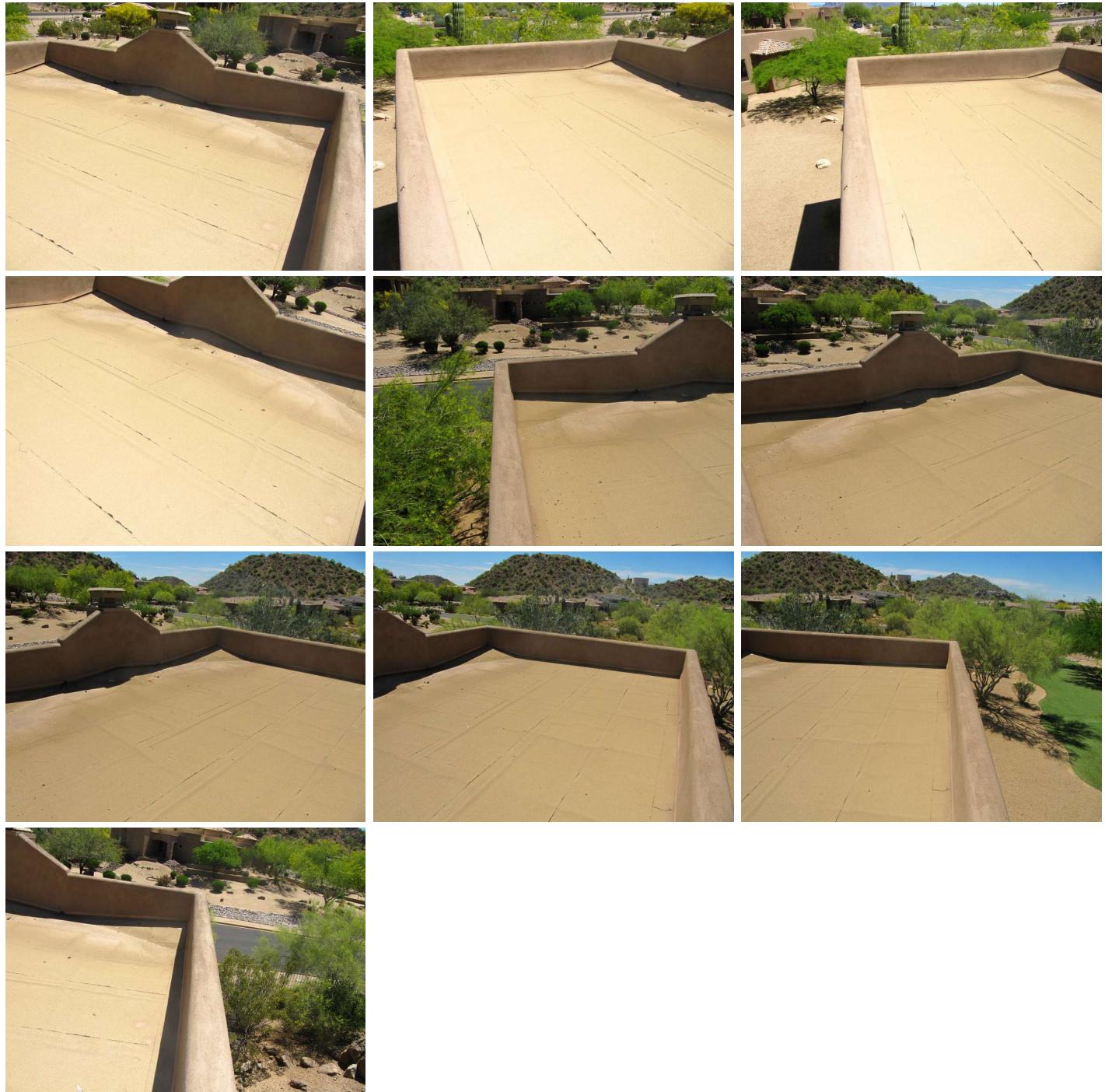


**Garage 2 Roof: Style**  
Hip roof, Flat roof

**Garage 2 Roof: Number of Layers**  
The roof appeared to have 1 layer of roof covering material.

**Garage 2 Roof: Condition**  
The general condition of the roof is favorable with signs of weathering and aging (regular maintenance and inspection is advised).

**Patio/Cabana Roof: Type**  
Asphalt roll roofing

**Patio/Cabana Roof: Style**

Flat roof

**Patio/Cabana Roof: Number of Layers**

The roof appeared to have 1 layer of roof covering material.

**Patio/Cabana Roof: Condition**

The general condition of the roof is favorable with signs of weathering and aging (regular maintenance and inspection is advised).

**Roof Drainage Systems: Type**

The roof had a relatively flat slope that drains to parapet-scuppers.



### Roof Drainage Systems: Condition

The roof drainage system appeared serviceable at the time of the inspection.

**NOTE:** Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

### Roof Flashings: Condition

The roof flashings appeared serviceable at the time of the inspection., The roof flashings were not fully visible.

### Roof Penetrations: Condition

The roof penetrations appeared serviceable at the time of the inspection.



**Chimney: Material**

Stone, Stucco

**Chimney: Condition**

The portion of the chimney that extended above the roof appeared serviceable at the time of the inspection.

**No Leaks Were Observed**

The Inspector did not observe any leaks at the time of the inspection.

## Limitations

## Observations

### 5.1.1 Main Roof

#### ROOF - AGED ROOF COVERINGS

Roof coverings exhibited general wear and damage due to the age of the roof coverings that could affect ongoing performance. Recommend a qualified roofer to evaluate and repair.

The attached photos are a sampling of this condition.

Recommendation

Contact a qualified roofing professional.



Recommendation



## 5.2.1 Second Roof



Recommendation

**CLAY TILE ROOF - TILES CRACKED/BROKEN**

Cracked, broken and/or damaged clay roof tiles were observed. This condition could lead to moisture intrusion and damage to other components of the house. You are encouraged to have a licensed roofing contractor to physically inspect the roof to fully evaluate the condition of the roofing materials.

The attached photos are a sampling of this condition. The contractor should evaluate the entire clay tile roof for this condition.

Recommendation

Contact a qualified roofing professional.



# 6: ELECTRICAL

## Information

### Electrical Section Introduction

Inspection of the electrical system typically includes examination of the following:

- panel interior and exterior condition;
- panel amperage rating;
- main disconnect amperage rating and condition;
- main conductor amperage ratings;
- branch conductor types, amperage rating and condition;
- wiring visible materials, types, condition and connections;
- circuit breaker types, amperage ratings and condition
- label information present;
- service and equipment grounding; and
- bonding of service equipment.

#### Service Entrance: Type

Underground Service Lateral,  
240/120 Volt Service



#### Service Entrance: Condition

The service entrance conductors (Service Lateral) were buried underground and were not inspected.

#### Electric Meter: Meter Location

The electric meter was located on the North Facade of the building.



#### Electric Meter: Meter Condition

The electric meter appeared serviceable at the time of the inspection. Electric meters are installed by electric utility providers.

#### Service Panel: Panel Location

The service panel was located on the North Facade of the building.

#### Service Panel: Panel Description

Load Center Service Panel & Sub Panels - The electrical service conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to some branch circuits. The load center also supplied power to one or more sub-panels that contained breakers protecting and controlling other branch circuits.

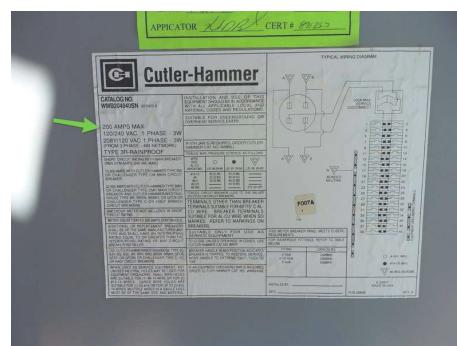


## Service Panel: Panel Manufacturer

Cutler Hammer

## Service Panel: Panel Rating

The main service panel was rated for 200 ampere service.



## Service Panel: Main Amperage Disconnect Rating

The electrical service disconnect was rated at 200 amps.



## Service Panel: Overcurrent Protection

Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.

## Service Panel: Service Grounding Condition

The visible portion of the service grounding appeared serviceable at the time of the inspection.

## Service Panel: Service Entrance Conductor Type

The service entrance conductors could not be determined because they were hidden behind other service panel components.

## Service Panel: Service Entrance Conductor Condition

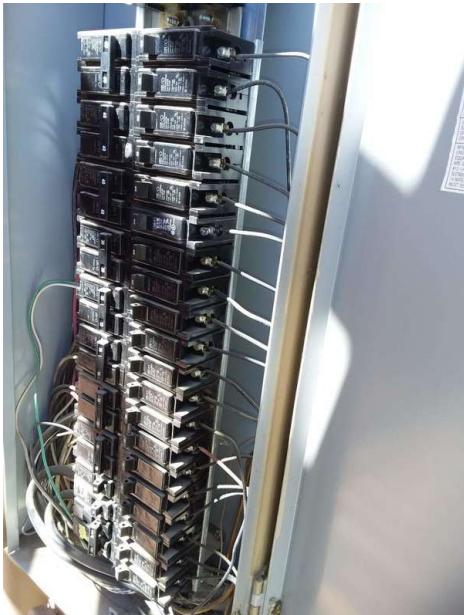
The service entrance conductors appeared serviceable at the time of the inspection.

## Service Panel: Panel Condition

The main service panel and overcurrent protection devices (fuses/breakers) appeared serviceable at the time of the inspection.

## Branch Circuit Conductors: Type

Branch circuit conductors were a combination of copper and aluminum.

**Branch Circuit Conductors: Condition**

The branch circuit conductors appeared serviceable except where noted (see Observations for more information).

**Sub-Panel(s): Panel Location**

The sub-panel was located on the North Facade of the building.

**Sub-Panel(s): Panel Description**

Main Lug Sub-Panel - A sub-panel is a metal cabinet containing overcurrent devices such as breakers or fuses that protect electrical circuits in the home. Power to branch circuit breakers in this sub-panel was controlled by a main disconnect located in the service panel.

**Sub-Panel(s): Panel Manufacturer**

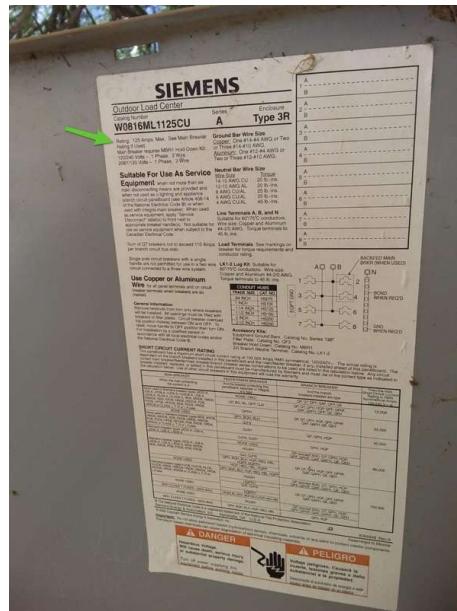
Siemens

**Sub-Panel(s): Panel Rating**

The sub-panel was rated for 125 ampere service.

**Sub-Panel(s): Condition**

The sub-panel and overcurrent protection devices (fuses/breakers) appeared serviceable at the time of the inspection.



## Lights, Switches, Receptacles and Junction Boxes: Lights and Switches

A sample of the lights and switches were tested and appeared serviceable at the time of the inspection., The ceiling fans appeared serviceable when tested., The doorbell appeared serviceable when tested.

**NOTE:** Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Switches sometimes are connected to electrical receptacles (and sometimes only the top or bottom half of a receptacle). Because outlets are often inaccessible, functionality of all switches in the home may not be confirmed by the inspector.

### Lights, Switches, Receptacles and Junction Boxes: Receptacles, Polarity and Ground Operation

A sample of the receptacles were tested and appeared serviceable except where noted (see Observations for more information).

### GFCI & AFCI: Polarity and grounding of receptacles within 6 feet of interior plumbing fixtures, and all receptacles in the garage and exterior walls.

Partial ground fault circuit interrupter (GFCI) protection was installed., No arc-fault circuit interrupter (AFCI) protection was installed.

### GFCI & AFCI: Operation of GFCI (Ground Fault Circuit Interrupters)

A sample of the ground fault circuit interrupter (GFCI) receptacles were tested and appeared serviceable except where noted (see Observations for more information).

### Smoke Detectors: Presence of Smoke Detectors

Hard-wired smoke detectors were installed.



### Smoke Detectors: Condition

The smoke detectors appeared serviceable at the time of the inspection.

## Limitations

General Information

### BRANCH CIRCUIT CONDUCTORS - CONCEALED ELECTRICAL COMPONENTS

**NOTE:** Electrical components concealed behind finished surfaces or under insulation are not inspected. The inspection does not include remote control devices, alarm systems, low voltage wiring, ancillary wiring or intercoms.

## Observations

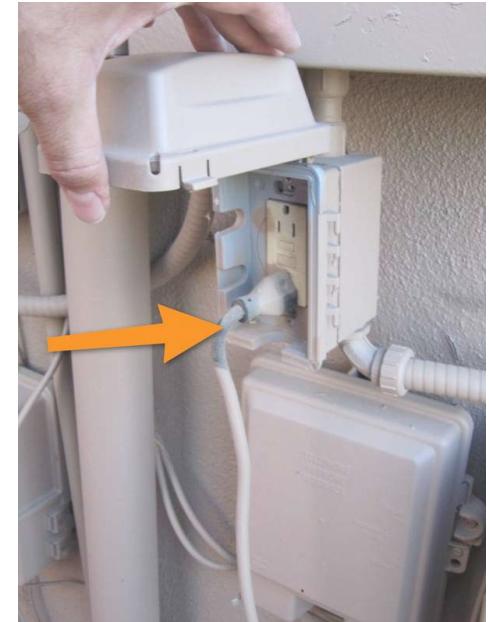
#### 6.4.1 Branch Circuit Conductors

##### EXTENSION CORD USED AS PERMANENT WIRING

An extension cord was being used as permanent wiring. The extension cord was from a controller for the landscape lights and prohibits the exterior outlet to have a weather tight seal. This condition is a potential fire hazard. The Inspector recommends that any such wiring be removed and replaced with properly-installed, approved wiring by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



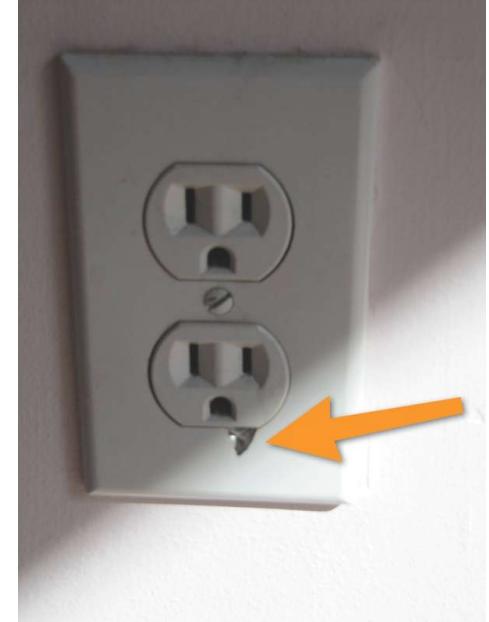
#### 6.6.1 Lights, Switches, Receptacles and Junction Boxes

##### DAMAGED COVER PLATE

A receptacle had a cracked or damaged cover plate and should be replaced by a qualified professional.

Recommendation

Contact a qualified professional.



Bedroom 2

## 6.7.1 GFCI &amp; AFCI

**NO GFCI PROTECTION INSTALLED**

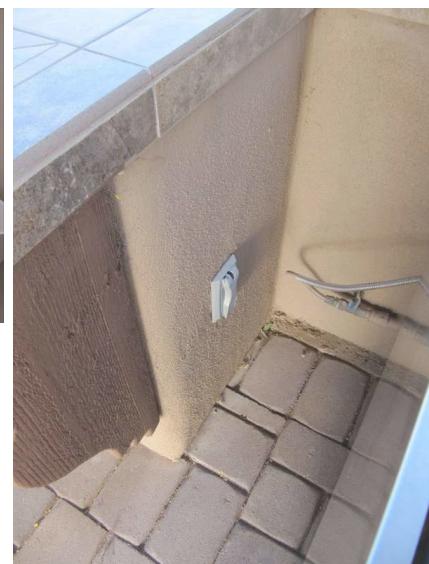
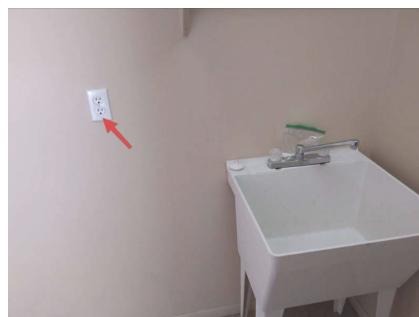
No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

GFCI protected outlets were missing in the garage, the kitchen, outside the half bath, and at some exterior locations.

Recommendation

Contact a qualified electrical contractor.



An outlet outside the half bath was labeled as a GFCI protected outlet, however it was not. The outlet was within 6 feet of the bathroom sink.

Garage

Exterior outlet at covered patio/cabana.



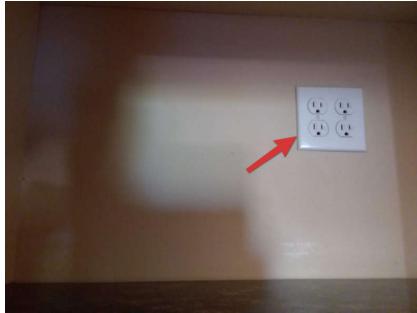
Garage



Exterior outlet at covered patio/cabana.



Kitchen



Kitchen



Exterior outlet at covered patio/cabana.



Kitchen

# 7: PLUMBING

## Information

### Plumbing Section Introduction

Inspection of the plumbing system typically includes visual examination of:

- water supply pipes;
- drain, waste and vent (DWV) system;
- water heater (type, condition and operation);
- sewage disposal system (designation as public or private);
- gas system; and
- sump pump (confirmation of installation/operation).

**NOTE:** Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps or systems are not part of this inspection.

**NOTE:** If a fuel burning water heater is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.

**NOTE:** If a fuel burning water heater is off, the Inspector does not turn gas valves on or light pilots. If gas supply or pilots are "OFF", a full inspection is not possible. It is suggested that water heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.

### Water Source

Water is being supplied by a private well.

### Water Filters and Conditioners

The property had a reverse osmosis water filter system., The property had a water softening system installed.



### Water Meter and Main Line

#### Shut-off Valve: Water Meter and Shut-off Location

The curb valve was located in an underground box near the driveway.

### Water Meter and Main Line

#### Shut-off Valve: Main Line Pipe Type

1 1/4-inch copper pipe

### Water Meter and Main Line

#### Shut-off Valve: Water Pressure

62 PSI

**Note:** Normal water pressure is considered between 40 to 80 psi.



## Water Meter and Main Line

### Shut-off Valve: Condition

No leakage was observed at the main shut off valve.

### Exterior Hose Faucet(s): Condition

The exterior hose faucet(s) appeared serviceable except where noted (see Observations for more information).



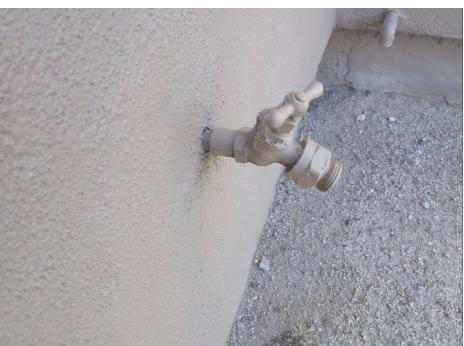
North



North



South



North



North Garage



South Garage



South



East



North

**Water Supply Lines: Type**

1/2 inch Copper

**Water Supply Lines: Condition**

The visible water supply lines appeared serviceable at the time of the inspection., The exposed supply lines appeared to be properly supported., Water supply line insulation is not required for this region., Cross connections were not observed., See Section: Bathroom(s) and Section: Kitchen and Laundry for more information.

**NOTE:** Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.

**NOTE:** Water quality testing for hazards such as lead, or other contaminants is not part of this inspection.

**NOTE:** Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

**Drain, Waste, & Vent Systems:****Type**

ABS Pipe

**Drain, Waste, & Vent Systems: Condition**

The visible DWV pipes appeared serviceable at the time of the inspection., The exposed DWV pipes appeared to be properly supported., See Section: Bathroom(s) and Section: Kitchen and Laundry for more information.

**NOTE:** City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance is also not determined. Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.

**Fuel Storage & Distribution****System: Fuel Shut-off Location**

The main propane shut-off valve was located at the tank.

**Fuel Storage & Distribution****System: Fuel Type**

Gas fuel for the home was propane stored in a tank on the property.



### Fuel Storage & Distribution System: Condition

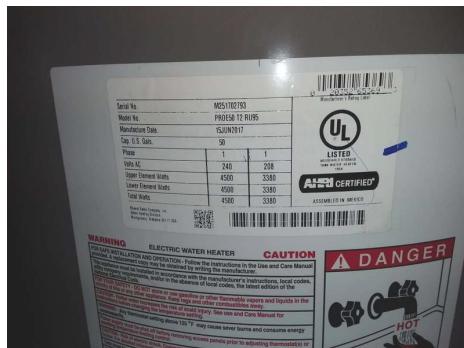
The gas shut-off appeared serviceable at the time of the inspection. Shut-offs were not operated but were visually inspected.

**NOTE:** Underground piping and fuel tanks cannot be inspected or judged. Pipes inside walls or pipes concealed from view cannot be inspected or judged and the inspector does not perform tests for gas leaks or pipe size.

### Water Heater: Data Plate Photos

The data plate was present (see photo(s) for more information).

Manufacture Date: June 15, 2017



### Water Heater: Location

The water heater was in the garage.

### Water Heater: Type

Electric Water Heater

### Water Heater: Capacity

50 Gallons

### Water Heater: Condition

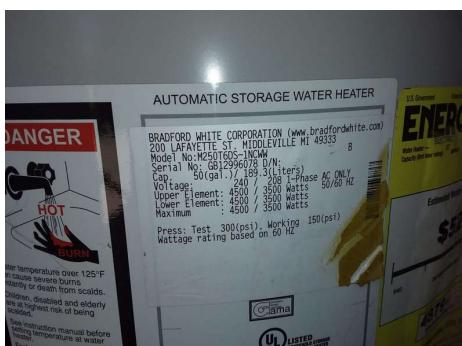
The water heater appeared serviceable except where noted (see Observations for more information). A water shutoff valve was installed and appeared serviceable., The temperature pressure relief valve (TPR) was installed. The TPR valve was not tested.



### Water Heater 2: Data Plate Photos

The data plate was present (see photo(s) for more information).

Manufacture Date: February 2010



### Water Heater 2: Location

The water heater was in a utility room or closet.

### Water Heater 2: Type

Electric Water Heater

### Water Heater 2: Capacity

50 Gallons

### Water Heater 2: Condition

The water heater appeared serviceable except where noted (see Observations for more information). A water shutoff valve was installed and appeared serviceable. The temperature pressure relief valve (TPR) was installed. The TPR valve was not tested.



### Water Heater 3: Data Plate Photos

The data plate was present (see photo(s) for more information).

Manufacture Date: August 2006



#### Water Heater 3: Location

The water heater was in a utility room or closet.

#### Water Heater 3: Type

Electric Water Heater

#### Water Heater 3: Capacity

50 Gallons

#### Water Heater 3: Condition

The water heater appeared serviceable except where noted (see Observations for more information). A water shutoff valve was installed and appeared serviceable., The temperature pressure relief valve (TPR) was installed. The TPR valve was not tested.



## Limitations

## General Information

### DRAIN, WASTE, & VENT SYSTEMS - SEPTIC SYSTEM

**NOTE:** The home had a private onsite wastewater sewage treatment (septic) system that typically consists of a tank, leach field, and related components. Inspection of this system lies beyond the scope of the General Home Inspection and the Inspector did not inspect it. These systems can be expensive to replace, and the Inspector recommends that before the expiration of your Inspection Objection Deadline, you have the system inspected by a qualified contractor.

## Observations

7.1.1 Water Meter and Main Line Shut-off Valve



### ANTI-SIPHON LEAKED

The anti-siphon device leaked when tested and should be replaced with a new one.

Recommendation

Contact a handyman or DIY project



North

7.2.1 Exterior Hose Faucet(s)



### NO ANTI-SIPHON DEVICE

It is recommended to install an anti-siphon device at the exterior hose faucet for safety reasons. An anti-siphon device (or vacuum breaker) prevents unsanitary water from being pulled back through a garden hose and contaminating your water system, otherwise known as a "Cross Connection". These are fairly inexpensive and can be picked up at your local hardware store.

Recommendation

Contact a handyman or DIY project



North



South

## 7.2.2 Exterior Hose Faucet(s)

**VALVE LEAKED WHEN OPERATED**

The gate valve leaked when operated. Recommend upgrade by replacing the gate valve with a quarter turn ball valve. Quarter turn ball valves are easier to operate and less prone to leakage. An anti-siphon device is also recommended.

Recommendation

Contact a qualified professional.

 Recommendation



South

## 7.6.1 Water Heater

**RECOMMEND ELECTRICAL DISCONNECT**

Recommend adding an electrical disconnect at the wall juncture as a safety upgrade for when maintenance and replacement of the water heater is needed. This condition is present for all the water heaters installed on the property.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



Water heater on the south side of property.



Water heater on the east side of the property.



Water heater in the garage.

## 7.6.2 Water Heater

 Recommendation**MISSING OVERFLOW PAN**

The water heating equipment was installed without an overflow pan. Current building standards state that all water heaters should be equipped with an overflow pan with a drain that drains to the exterior of the structure if leaks would cause damage.

This condition was present for all water heaters on the property.

Recommendation

Contact a qualified plumbing contractor.



Water heater located on the south side of the property.



Water heater located on the east side of the property.



Water heater located in the garage.

## 7.8.1 Water Heater 3

 Recommendation**WATER PIPE CORROSION - DISSIMILAR METALS**

Corrosion visible on water pipes connected to this water heater appeared to be the result of dissimilar metals in contact with each other. This condition can cause galvanic corrosion. The Inspector recommends installation of a dielectric union by a qualified plumbing contractor to help prevent further corrosion, deterioration and/or leakage made possible by this condition.

Recommendation

Contact a qualified plumbing contractor.



Water heater located on the east side of the property.

# 8: HEATING

## Information

### Heating Section Introduction

The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. 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 heating 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.

**NOTE:** If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.

**NOTE:** If a fuel burning heater/furnace is off, the Inspector does not turn gas valves on or light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.

**NOTE:** Inspection of the heat exchanger is not possible without disassembly of the unit in most heating equipment systems. Inspection of the heat exchanger is beyond the scope of a home inspection. No guarantee can be made on the heat exchangers life expectancy. Normal service and maintenance of the heating equipment is recommended quarterly by a qualified cooling equipment specialist.

### Heating Equipment: Data Plate Photos

The data plate was present (see photo(s) for more information).

Manufacture Date: 13th week of 2000



**Heating Equipment: Location**

the heating equipment was on the north side., The heating equipment was on the north side.

**Heating Equipment: Type**

The heating equipment consisted of a heat pump with a forced air system.

**Heating Equipment: Condition**

The heating equipment appeared serviceable except where noted (see Observations for more information).

**Heating Equipment: Energy Source**

Electric

**NOTE:** Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are not included.

**Heating Equipment: Electrical Disconnect**

The electrical disconnect was present and appeared serviceable at the time of the inspection.

**Operating Controls: Operation**

The heating unit was controlled by a thermostat.

**Operating Controls: Condition**

The operating controls appeared serviceable at the time of the inspection.

**NOTE:** Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.

**Automatic Safety Controls:****Presence**

Electrical Overcurrent protection (breakers/fuses) was provided.

**Automatic Safety Controls:****Condition**

The automatic safety controls appeared serviceable at the time of the inspection.

**Air Handler Unit: Data Plate Photos**

The data plate was present (see photo(s) for more information).

Manufacture Date: 30th week of 2000



Garage

### Air Handler Unit: Power 120 Volt

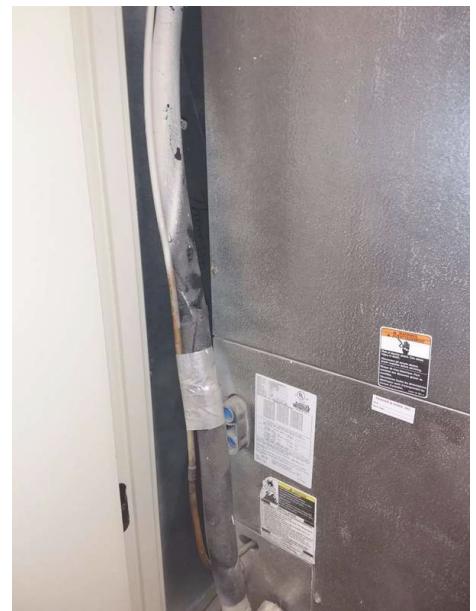
### Air Handler Unit: Condensate Line

The primary condensate line was installed and appeared serviceable., Condensate line(s) were not fully visible., No trap was provided in the condensate line(s)., No vent was provided in the condensate line(s).



### Air Handler Unit: Refrigerant Lines

The refrigerant line(s) were not fully visible., Insulation was installed on the refrigerant line(s) and appeared serviceable.



### Air Handler Unit: Condition

The air handler unit appeared serviceable except where noted (see Observations for more information).

### Air Filter: Type Pleated Air Filter

### Air Filter: Filter Size 20x25x5 and 20x30x1



### Air Filter: Condition

The air filter appeared serviceable at the time of the inspection.

**NOTE:** Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

### Distribution System:

#### Distribution Type

The distribution of heat was delivered through ducts and registers.

### Distribution System: Condition

The distribution system appeared serviceable at the time of the inspection., The air ducts were not fully visible.

### Distribution System: Each room is heated by the following heat source/system:

Heat Pump

## Limitations

### General Information

### HEATING EQUIPMENT - OUTSIDE AIR TEMPERATURE WAS TOO WARM (OVER 80)

**NOTE:** Heating equipment or a heat pump could not be operated or properly inspected for performance due to the outside air temperature being greater than 80 degrees Fahrenheit at the time of inspection. Operation at or above 80 degrees could cause damage to the unit. Inspection of the heating equipment was limited to visual observation.

## Observations

### 8.1.1 Heating Equipment

#### **HEATING EQUIPMENT APPEARED OLD - WORKING**

 Recommendation

The heating equipment appeared to be old (year 2000), however it was working at the time of the inspection. Recommend service, maintenance and cleaning by a professional HVAC contractor.

The contractor should evaluate all installed AC units and perform maintenance and service as needed.

Recommendation

Contact a qualified HVAC professional.



South



North

## 8.6.1 Air Handler Unit

**CONDENSATE LINE(S) MISSING VENT AND P-TRAP**

The primary purpose of a condensate trap is to prevent air from moving in or out of the coil box or air handler during operation. Traps must be installed in a manner that will stop the air from passing through, but still allow the condensate to drain from the condensate pan. A standard residential system needs to have a trap of at least 1 1/2 inches to drain properly. There should not be an air vent between the drain and the trap. There should normally be a vent after the trap. Recommend correction by a professional HVAC contractor.

This condition was observed at all air handlers.

Recommendation

Contact a qualified HVAC professional.



South



East



Air handler located in the garage.

## 8.6.2 Air Handler Unit

**MISSING SECONDARY DRAIN LINE  
OR SAFETY SWITCH**

The HVAC equipment did not have a secondary drain line and/or a safety switch installed at the time of inspection. Equipment manufacturers emphasize that along with a good primary drain installation, additional measures should be taken to prevent an overflow from damaging the building. According to today's building standards, a second overflow drainpipe, connected to a higher fitting on the primary condensate pan, is one option. When this is done, the overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage. The rationale is when the primary drain becomes blocked and causes water to suddenly drip from a normally dry pipe, someone will notice and call for service. A trap switch can be easily installed in the secondary drain fitting, in the systems drain piping or trap. It also can be wired to not only cut off the cooling equipment to prevent an overflow, but it can be wired to simultaneously activate an alarm. Recommend a professional HVAC contractor to install a secondary condensate line and/or a condensate safety detection switch to prevent water damage to the unit and/or building.

The inspector recommends further evaluation of all installed air handlers.

## Recommendation

Contact a qualified HVAC professional.

**Recommendation**

Garage

## 9: HEATING UNIT #2

### Information

#### Heating Equipment: Data Plate Photos

The data plate was present (see photo(s) for more information).

Manufacture Date: 12th week of 2000



#### Heating Equipment: Location

The heating equipment was located on the South side.

#### Heating Equipment: Type

The heating equipment consisted of a heat pump with a forced air system.

#### Heating Equipment: Condition

The heating equipment appeared serviceable except where noted (see Observations for more information).

**NOTE:** If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.

**NOTE:** If a fuel burning heater/furnace is off, the Inspector does not turn gas valves on or light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.

**NOTE:** Inspection of the heat exchanger is not possible without disassembly of the unit in most heating equipment systems. Inspection of the heat exchanger is beyond the scope of a home inspection. No guarantee can be made on the heat exchangers life expectancy. Normal service and maintenance of the heating equipment is recommended quarterly by a qualified cooling equipment specialist.

#### Heating Equipment: Energy Source

Electric

**NOTE:** Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are not included.

#### Heating Equipment: Electrical Disconnect

#### Operating Controls: Operation

The heating system was

The electrical disconnect was present and appeared serviceable at the time of the inspection.

controlled by a thermostat.



### Operating Controls: Condition

The operating controls appeared serviceable at the time of the inspection.

**NOTE:** Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.



### Automatic Safety Controls: Presence

Electrical Overcurrent protection (breakers/fuses) was provided.

### Automatic Safety Controls: Condition

The automatic safety controls appeared serviceable at the time of the inspection.

### Air Handler Unit: Data Plate Photos

The data plate was present (see photo(s) for more information).

Manufacture Date: 30th week of 2000



## Air Handler Unit: Power 120 Volt

## Air Handler Unit: Condensate Line

Condensate line(s) were not fully visible., No trap was provided in the condensate line(s)., No vent was provided in the condensate line(s).

## Air Handler Unit: Refrigerant Lines

The refrigerant line(s) were not fully visible., The insulation on the refrigerant line(s) was damaged or deteriorated.

## Air Handler Unit: Condition

The air handler unit appeared serviceable except where noted (see Observations for more information).

## Air Filter: Type

## Air Filter: Filter Size

20x25x5 and 20x30x1 20x14x1



Hallway



## Master Bedroom

#### Air Filter: Condition

The air filter appeared serviceable at the time of the inspection.

**NOTE:** Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

## Distribution System:

### Distribution System: Condition

#### **Distribution System: Each room**

**Distribution Type**

The distribution of heat was delivered through ducts and registers.

The distribution system appeared serviceable at the time of the inspection., The air ducts were not fully visible.

**is heated by the following heat source/system:**

Heat Pump

## Limitations

### Observations

#### 9.6.1 Air Handler Unit

##### **REFRIGERANT LINES WERE NOT PROPERLY INSULATED**

The HVAC refrigerant lines were not properly insulated. Inadequate cooling line insulation at the HVAC equipment may result in equipment damage, inadequate performance, reduced equipment life or other defects. Recommend service by a HVAC professional.

###### Recommendation

Contact a qualified HVAC professional.



# 10: HEATING UNIT #3

# Information

## **Heating Equipment: Data Plate Photos**

The data plate was present (see photo(s) for more information).

Manufacture Date: April 2006



## **Heating Equipment: Location**

The heating equipment was located on the east side.

## Heating Equipment: Type

The heating equipment consisted of a heat pump with a forced air system.

## **Heating Equipment: Condition**

The heating equipment appeared serviceable at the time of the inspection.

**NOTE:** If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.

**NOTE:** If a fuel burning heater/furnace is off, the Inspector does not turn gas valves on or light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.

**NOTE:** Inspection of the heat exchanger is not possible without disassembly of the unit in most heating equipment systems. Inspection of the heat exchanger is beyond the scope of a home inspection. No guarantee can be made on the heat exchangers life expectancy. Normal service and maintenance of the heating equipment is recommended quarterly by a qualified cooling equipment specialist.

## Heating Equipment: Energy Source

Electric

**NOTE:** Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are not included.

## **Heating Equipment: Electrical Disconnect**

The electrical disconnect was

## **Operating Controls: Operation**

The heating system was controlled by a thermostat.

present and appeared serviceable at the time of the inspection.



### **Operating Controls: Condition**

The operating controls appeared serviceable at the time of the inspection.

**NOTE:** Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.



### **Automatic Safety Controls: Presence**

Electrical Overcurrent protection (breakers/fuses) was provided.

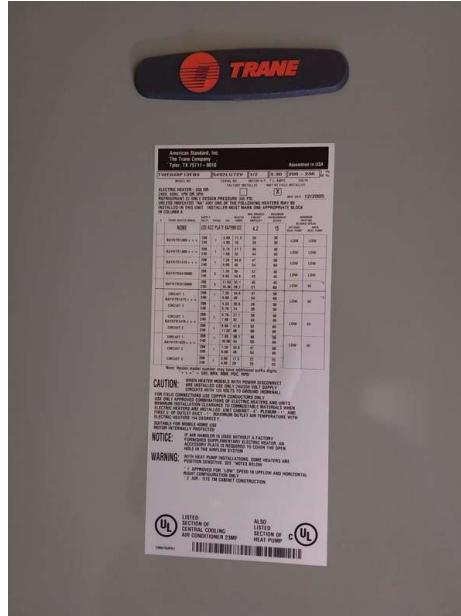
### **Automatic Safety Controls: Condition**

The automatic safety controls appeared serviceable at the time of the inspection.

### **Air Handler Unit: Data Plate Photos**

The data plate was present (see photo(s) for more information).

Manufacture Date: December 2005



### Air Handler Unit: Power 120 Volt

### Air Handler Unit: Condensate Line

The primary condensate line was installed and appeared serviceable., Condensate line(s) were not fully visible., No trap was provided in the condensate line(s)., No vent was provided in the condensate line(s).

### Air Handler Unit: Refrigerant Lines

The refrigerant line(s) were not fully visible., Insulation was installed on the refrigerant line(s) and appeared serviceable.



### Air Handler Unit: Condition

The air handler unit appeared serviceable at the time of the inspection.

### Air Filter: Type Pleated Air Filter

### Air Filter: Filter Size

20x25x1



**Air Filter: Condition**

The air filter appeared to be dirty and should be replaced.

**NOTE:** Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

**Distribution System:****Distribution Type**

The distribution of heat was delivered through ducts and registers.

**Distribution System: Condition**

The distribution system appeared serviceable at the time of the inspection., The air ducts were not fully visible.

**Distribution System: Each room is heated by the following heat source/system:**

Heat Pump

## Limitations

## Observations

## 10.7.1 Air Filter

**DIRTY FILTER**

The air filter for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: Reduced blower life due to dirt build-up on vanes, which increasing operating costs. Reduced indoor air quality. Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. Reduced air flow through the home.



Maintenance Item

Recommendation

Contact a handyman or DIY project



11: COOLING

# Information

## General Information: Cooling Section Introduction

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. 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 HVAC contractor.

**NOTE:** Pressure tests of the cooling system are outside the scope of a home inspection. No guarantee is made regarding coolant charge or line integrity. The condition of the evaporator coil in the plenum is outside the scope of a home inspection. No guarantee can be made regarding evaporator coils, cooling lines or component life expectancy. Normal service and maintenance of the cooling equipment is recommended quarterly by a qualified cooling equipment specialist.

## Cooling Unit : Data Plate Photos

The data plate was present (see photo(s) for more information).

Manufacture Date: 13th week of  
2000



## Cooling Unit : Location

The cooling unit was located on the North side of the building.

## Cooling Unit : Power

240 volt

## Cooling Unit : Cooling System

## Type

The cooling equipment consisted of an AC/Heat Pump unit with a forced air system.

## Cooling Unit : Electrical Disconnect

The electrical disconnect was present and appeared serviceable at the time of the inspection.

## Cooling Unit : Condition

The cooling unit appeared serviceable except where noted (see Observations for more information).

## **Cooling Unit : Air Temperature Split**

73 - 57 Degrees Fahrenheit

**NOTE:** Normal air temperature splits taken at the return grille and at the supply registers are typically between 14 - 23 degrees Fahrenheit.

There was a 16 degree temperature split at the time of the inspection.

**Distribution System:****Distribution Type**

The distribution of cool air was delivered through ducts and registers.

**Distribution System: Condition**

The visible portions of the distribution system appeared serviceable at the time of the inspection.

**Distribution System: Each room is cooled by the following cooling system:**

Central AC with a forced air system

## Observations

### 11.2.1 Cooling Unit

#### INSULATION MISSING OR DAMAGED

The HVAC refrigerant lines were not properly insulated or the insulation was damaged and in need of replacement at the exterior equipment. Inadequate cooling line insulation at the exterior HVAC equipment may result in equipment damage, inadequate performance, reduced equipment life or other defects.

Recommendation

Contact a qualified HVAC professional.



Recommendation



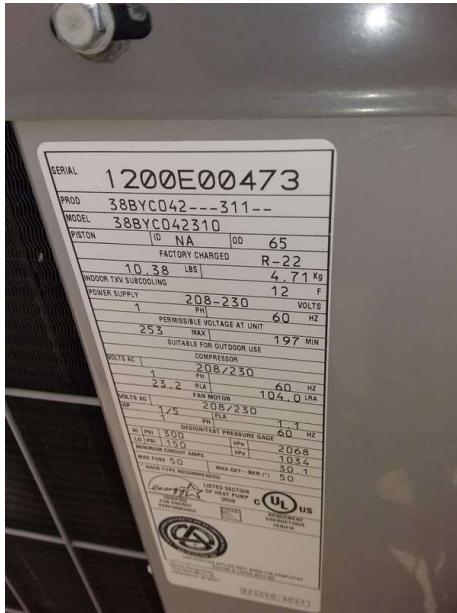
# 12: COOLING UNIT #2

## Information

### Cooling Unit : Data Plate Photos

The data plate was present (see photo(s) for more information).

Manufacture Date: 12th week of 2000



### Cooling Unit : Location

The cooling unit was located on the South side of the building.

### Cooling Unit : Power

240 volt

### Cooling Unit : Cooling System

#### Type

The cooling equipment consisted of an AC/Heat Pump unit with a forced air system.

### Cooling Unit : Electrical Disconnect

The electrical disconnect was present and appeared serviceable at the time of the inspection.

### Cooling Unit : Condition

The cooling unit appeared serviceable except where noted (see Observations for more information).

**NOTE:** Pressure tests of the cooling system are outside the scope of a home inspection. No guarantee is made regarding coolant charge or line integrity. The condition of the evaporator coil in the plenum is outside the scope of a home inspection. No guarantee can be made regarding evaporator coils, cooling lines or component life expectancy. Normal service and maintenance of the cooling equipment is recommended quarterly by a qualified cooling equipment specialist.

### Cooling Unit : Air Temperature Split

76 - 61

**NOTE:** Normal air temperature splits taken at the return grille and at the supply registers are typically between 14 - 23 degrees Fahrenheit.

There was a 15 degree temperature split at the time of the inspection.



**Distribution System:****Distribution Type**

The distribution of cool air was delivered through ducts and registers.

**Distribution System: Condition**

The visible portions of the distribution system appeared serviceable at the time of the inspection.

**Distribution System: Each room is cooled by the following cooling system:**

Central AC with a forced air system

## Observations

## 12.1.1 Cooling Unit

**INSULATION MISSING OR DAMAGED**

The HVAC refrigerant lines were not properly insulated or the insulation was damaged and in need of replacement at the exterior equipment. Inadequate cooling line insulation at the exterior HVAC equipment may result in equipment damage, inadequate performance, reduced equipment life or other defects.

## Recommendation

Contact a qualified HVAC professional.



Recommendation



## 13: COOLING UNIT #3

## Information

## Cooling Unit : Data Plate Photos

The data plate was present (see photo(s) for more information).

Manufacture Date: April 2006



## Cooling Unit : Location

The cooling unit was located on the East side of the building.

## Cooling Unit : Power

240 volt

## **Cooling Unit : Cooling System**

## Type

The cooling equipment consisted of an AC/Heat Pump unit with a forced air system.

## **Cooling Unit : Electrical Disconnect**

The electrical disconnect was present and appeared serviceable at the time of the inspection.

## Cooling Unit : Condition

The cooling unit appeared serviceable except where noted (see Observations for more information).

**NOTE:** Pressure tests of the cooling system are outside the scope of a home inspection. No guarantee is made regarding coolant charge or line integrity. The condition of the evaporator coil in the plenum is outside the scope of a home inspection. No guarantee can be made regarding evaporator coils, cooling lines or component life expectancy. Normal service and maintenance of the cooling equipment is recommended quarterly by a qualified cooling equipment specialist.

## **Cooling Unit : Air Temperature Split**

76 - 62

**NOTE:** Normal air temperature splits taken at the return grille and at the supply registers are typically between 14 - 23 degrees Fahrenheit.

There was a 14 degree temperature split at the time of the inspection.



**Distribution System:****Distribution Type**

The distribution of cool air was delivered through ducts and registers.

**Distribution System: Condition**

The visible portions of the distribution system appeared serviceable at the time of the inspection.

**Distribution System: Each room is cooled by the following cooling system:**

Central AC with a forced air system

# 14: INTERIORS, DOORS AND WINDOWS

## Information

### Interiors, Doors and Windows Section Introduction

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only.

**NOTE:** The inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and ceiling covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

### Photo(s) - Bedroom 1 (Master)



### Photo(s) - Bedroom 2





**Photo(s) - Bedroom 3**



**Photo(s) - Bedroom 4**



**Photo(s) - Bedroom 5**

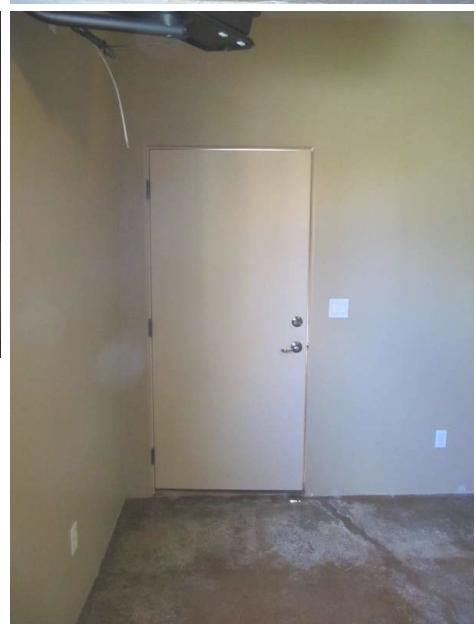
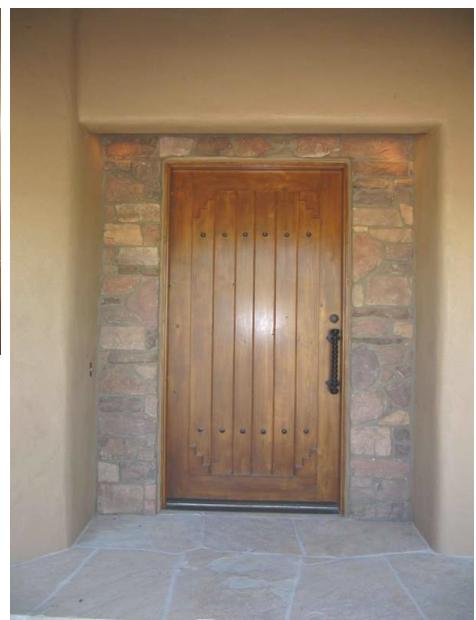
**Photo(s) - Bedroom 6****Photo(s) - Bedroom 7**

**Air Quality: Odor**

Normal

**Entry/Exterior Door(s): Type/Material**

Wood Entry Door, Wood Entry Door with Glass Pane, Steel Entry Door

**Entry/Exterior Door(s):****Condition**

The entry/exterior door(s) appeared serviceable except

**Interior Doors: Type**

Hinged Doors, Pocket Door(s), French Doors

**Interior Doors: Condition**

The interior doors appeared serviceable except where noted (see Observations for more

where noted (see Observations for more information).

**Floors: Type/Material**

Carpet, Tile Flooring, Stone Flooring

**Ceilings: Type/Material**

Painted Drywall

**Steps, Stairways and Railings: Condition**

The steps appeared serviceable at the time of inspection.



## Limitations

## Observations

information).

**Windows: Condition**

The windows appeared serviceable except where noted (see Observations for more information).

**Walls: Type/Material**

Painted Drywall

**Walls: Condition**

The interior walls appeared serviceable except where noted (see Observations for more information).

**Trim: Condition**

The interior trim appeared serviceable except where noted (see Observations for more information).

## 14.2.1 Entry/Exterior Door(s)

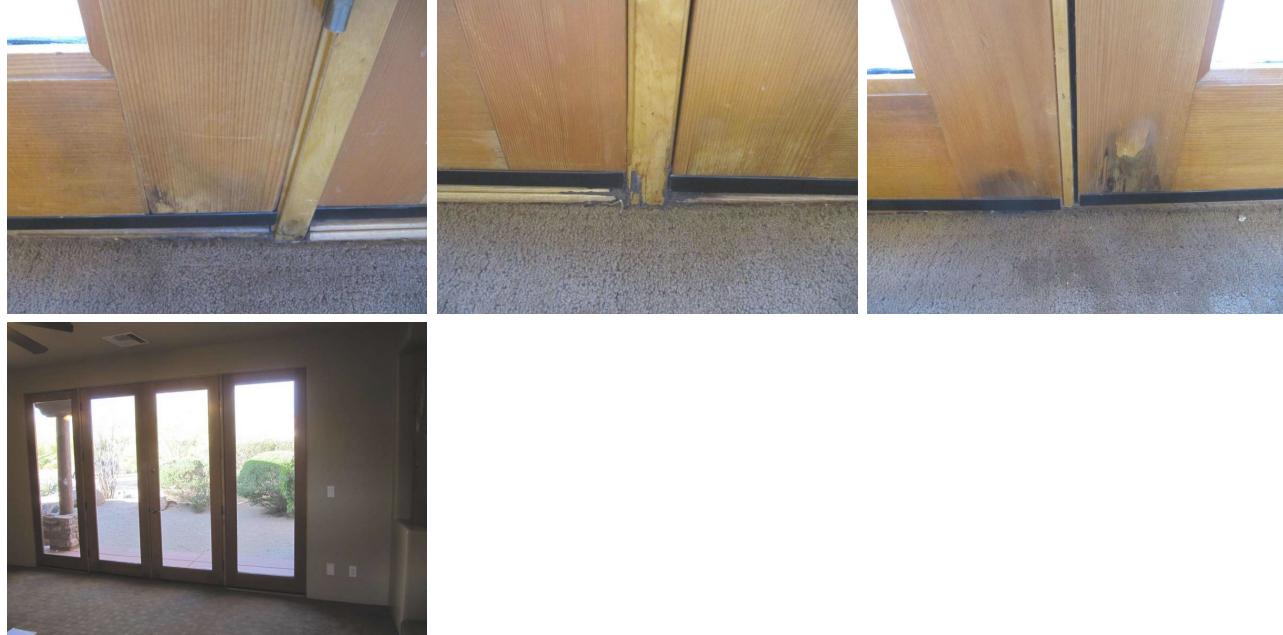
**EXTERIOR DOOR(S) - WATER STAINING**

## BONUS ROOM

Doors showed noticeable water staining, which could lead to further deterioration. Monitor for future repair or replacement.

## Recommendation

Recommend monitoring.



## 14.2.2 Entry/Exterior Door(s)



Recommendation

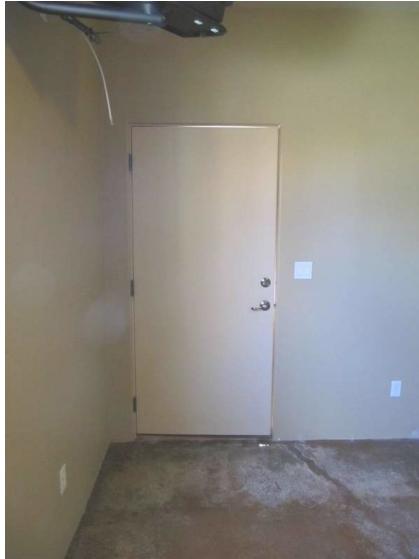
**WEATHER-STRIPPING POOR**

## EXERCISE ROOM

At the time of the inspection, weather-stripping at an exterior door was damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.

Recommendation

Contact a qualified professional.



## 14.2.3 Entry/Exterior Door(s)

 Recommendation**SWEET DAMAGED**

At the time of the inspection, the sweep was damaged or loose. A sweep is a rubber strip that attaches to the bottom of a door to seal the gap between the bottom of the door and the threshold. It should be repaired to help prevent moisture and pest intrusion and air/heat leakage that will increase heating/cooling costs and reduce home comfort. All work should be performed by a qualified contractor.

Recommendation

Contact a handyman or DIY project



## 14.2.4 Entry/Exterior Door(s)

 Recommendation**KEYED DEADBOLT**

LAUNDRY ROOM TO EXERCISE ROOM

A door that leads to the exterior had a deadbolt which required a key for operation from the inside. This condition is unsafe as it may slow or prevent exit during an emergency. Installation of these types of deadbolts is no longer allowed in new construction. The Inspector recommends that all deadbolts in the home that require a key for exit from the home interior be replaced with a deadbolt that operates from the inside with a lever. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



## 14.3.1 Interior Doors

**POCKET DOOR - DIFFICULT OPERATION**

The pocket door in Bathroom 4 had a pocket door that rubbed the tile floor and made opening and closing of the door difficult. Recommend adjustment or repair by a qualified door contractor to ensure ease of operation.

This door also had a small crack or opening in one of the door panels which appeared to be a cosmetic defect.

## Recommendation

Contact a qualified door repair/installation contractor.



## 14.4.1 Windows

**SCREEN(S) - MISSING**

One or more window screens were missing at the time of the inspection and should be replaced by a qualified professional.

## Recommendation

Contact a qualified professional.

**Recommendation**

Exercise Room

## 14.4.2 Windows

**SCREEN(S) - DAMAGED**

One or more screens were observed to be damaged and should be repaired or replaced by a qualified professional.

Recommendation

Contact a qualified professional.



Bedroom 2



Kitchen area

## 14.4.3 Windows

**VINYL WINDOW GLAZING - DAMAGED**

The vinyl window glazing at one or more windows were observed to be damaged and in need of replacement by a qualified window repair contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Kitchen Area

## 14.6.1 Walls

**DRYWALL - CRACKS AND/OR SEPARATION FROM WINDOW FRAMES**

The drywall at the corners of several windows were observed to be cracking and/or separating from the window frames. This is common as homes settle and materials shrink. Recommend repair, resealing, and repainting by a qualified drywall contractor.

The attached photos are a sampling of this condition. The contractor should evaluate all window areas for this condition.

Recommendation

Contact a qualified drywall contractor.



Kitchen



Kitchen



Master Bedroom



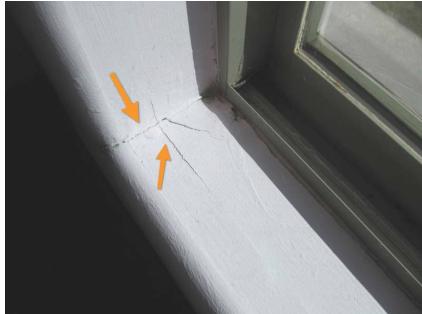
Master Bathroom



Master Bathroom



Master Bathroom





## 14.6.2 Walls

 Recommendation**WALLS - GENERAL WEAR AND TEAR**

The walls of the house exhibited general signs of wear and tear. Scuff marks, furniture damage, small holes from nails and wall anchors, peeled or chipped paint and wall patching that does not match the texture of the walls was observed at the time of the inspection. This condition is common for a home of this age and you are recommended to contact a qualified professional to repair and repaint to restore the walls.

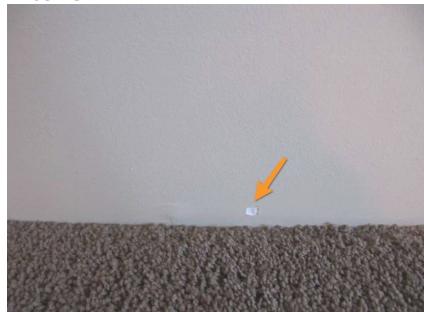
The attached photos are a sampling of this condition.

Recommendation

Contact a qualified painting contractor.



Kitchen



## 14.7.1 Ceilings

**CEILING CRACKS**

Recommendation

One or more cracks in the ceiling were observed at the time of the inspection. The cracks could be caused by settling of the roofing framework, poor tape joints, or some other defect. The cracks are not a structural concern. Recommend a professional drywall contractor to patch, re-texture and paint.

Recommendation

Contact a qualified drywall contractor.



Kitchen



Laundry Room

## 14.8.1 Trim



Recommendation

**TRIM DAMAGE/DETERIORATION- MINOR**

One or more areas of the tile trim exhibited minor cosmetic damage/deterioration. Recommend re-grouting by a qualified tile contractor.

Recommendation

Contact a qualified tile contractor



Bathroom 2



Bathroom 4

# 15: BATHROOM(S)

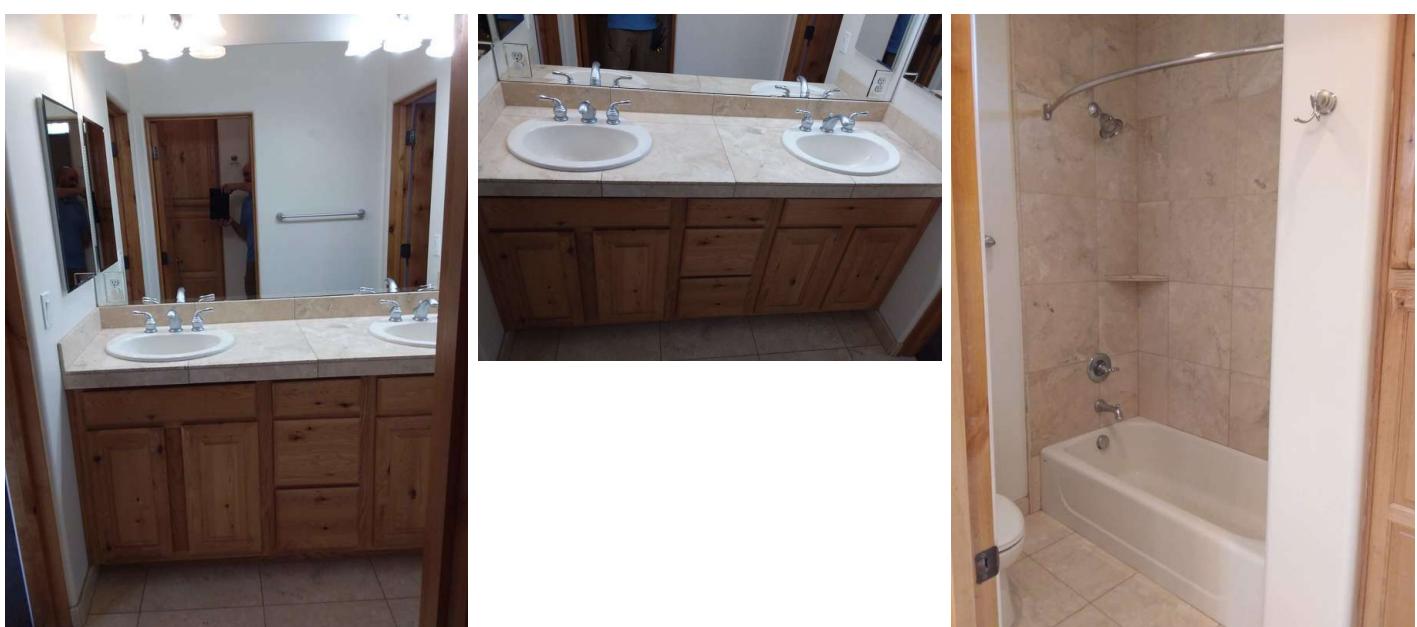
## Information

### Number of Bathrooms

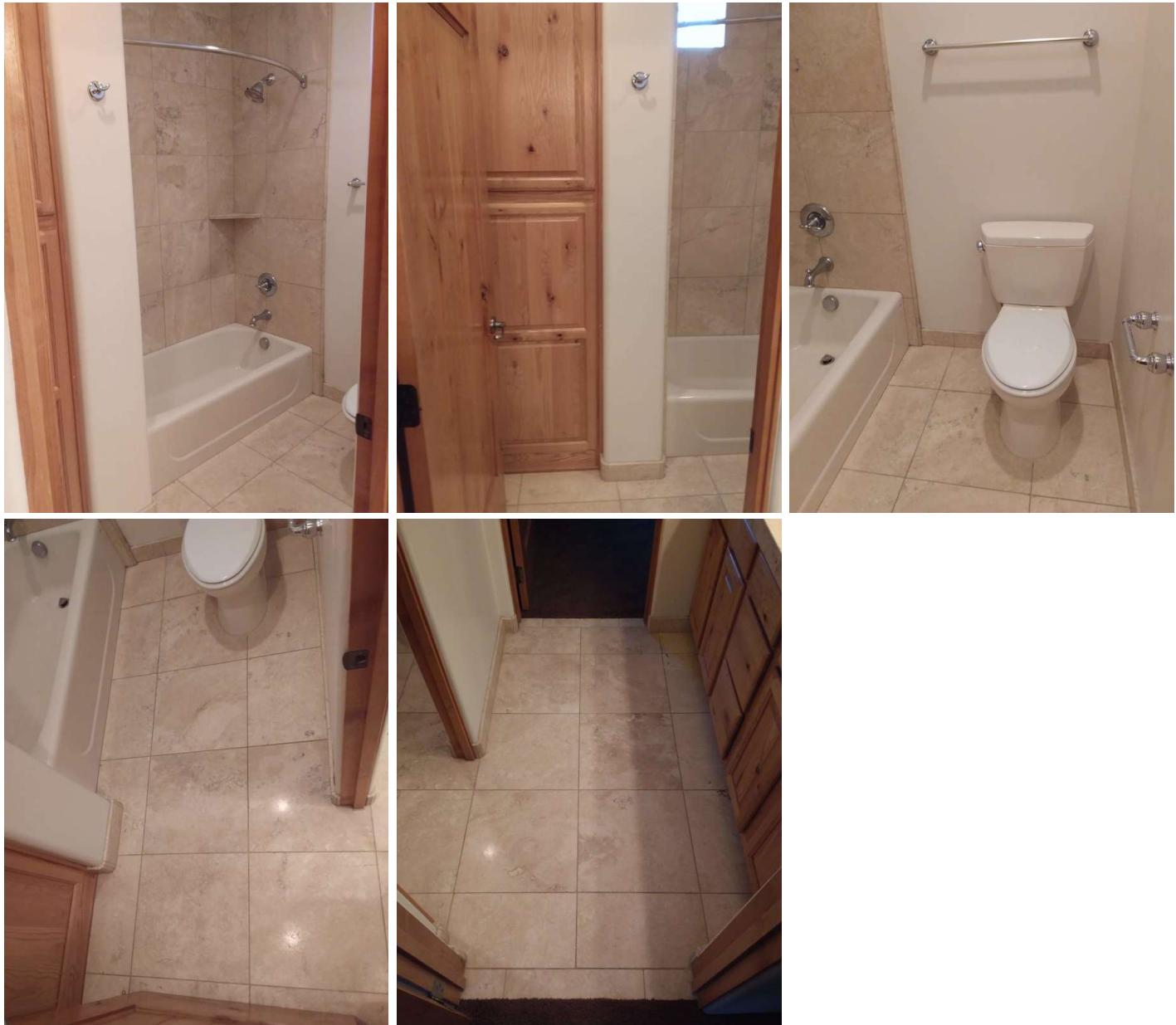
4 Bathrooms, 1/2 Bathroom or  
Powder Room

### Photo(s) - Bathroom 1 (Master)



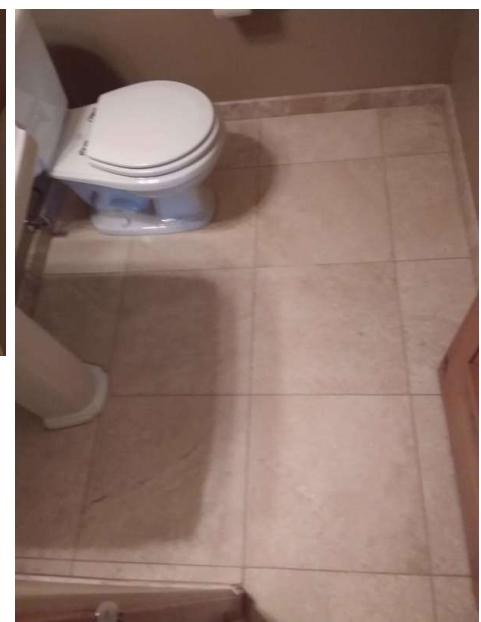
**Photo(s) - Bathroom 2**

**Photo(s) - Bathroom 3**



**Photo(s) - Bathroom 4**



**Photo(s) - Half Bathroom / Powder Room****Toilet(s): Condition**

The toilet(s) appeared serviceable at the time of the inspection.



Master Bathroom



Bathroom 2



Bathroom 3



Bathroom 4



Half Bath

**Toilet(s): Water Supply**

The water supply to the toilet(s) appeared to have functional flow at the time of the inspection., There were no water supply leaks observed at the time of the inspection.



Master Bathroom



Bathroom 2

Master Bathroom



Bathroom 3



Bathroom 3

Bathroom 2



Bathroom 4



Half Bath

Bathroom 4



Half Bath

**Toilet(s): Water Drainage**

The toilet(s) appeared to have functional drainage when the toilet(s) was flushed., There were no drainage leaks around the base of the toilet(s) observed at the time of the inspection.

**Sink(s): Condition**

The sink(s) appeared serviceable except where noted (see Observations for more information).



Master Bathroom



Master Bathroom



Bathroom 2



Bathroom 2



Bathroom 3



Bathroom 3



Bathroom 4



Half Bath

**Sink(s): Water Supply**

The water supply to the sink faucet(s) appeared to have functional flow at the time of the inspection,. There were no water supply leaks to the sink faucet(s) observed at the time of the inspection.



Master Bathroom



Master Bathroom



Bathroom 2



Bathroom 2



Bathroom 3



Bathroom 3



Bathroom 4



Half Bath

### Sink(s): Water Drainage

The sink(s) appeared to have functional drainage when operated., There were no drainage leaks observed under the sink(s) at the time of the inspection.



Master Bathroom



Master Bathroom



Bathroom 2



Bathroom 2



Bathroom 3



Bathroom 3



Bathroom 4



Half Bath

**Bathtub(s): Condition**

The bathtub(s) appeared serviceable except where noted (see Observations for more information).



Master Bathroom



Bathroom 2



Bathroom 3



Bathroom 4

**Bathtub(s): Water Supply**

The water supply at the bathtub faucet(s) appeared to have functional flow at the time of the inspection., There were no water supply leaks at the bathtub faucet(s) observed at the time of the inspection.



Master Bathroom



Bathroom 2



Bathroom 3



Bathroom 4

**Bathtub(s): Water Drainage**

The bathtub(s) appeared to have functional drainage when operated., There were no

drainage leaks observed around the base of the bathtub(s) at the time of the inspection.

#### **Shower(s): Condition**

The shower(s) appeared serviceable except where noted (see Observations for more information).

**NOTE:** Determining whether shower pans are watertight is beyond the scope of this inspection.

#### **Shower(s): Water Supply**

The water supply at the shower faucet(s) appeared to have functional flow at the time of the inspection., There were no water supply leaks at the shower faucet(s) observed at the time of the inspection.



Master Bathroom



Master Bathroom

#### **Shower(s): Water Drainage**

The shower(s) appeared to have functional drainage when operated., There were no drainage leaks observed around the base of the shower(s) at the time of the inspection.



Master Bathroom

#### **Bathroom Accessories : Condition**

The bath accessories appeared serviceable at the time of the inspection.

**NOTE:** The bath accessories may include such items as towel bars, mirrors, hand towel rings, toilet paper holders, robe hooks, and etc.

**Bathroom Exhaust Fan: Type**

Exhaust Fan



Master Bathroom



Master Bathroom



Bathroom 2



Bathroom 3



Bathroom 4



Half Bath

**Bathroom Exhaust Fan:****Condition**

The bathroom ventilation appeared serviceable at the time of the inspection.

**Countertops & Cabinets: Countertop Condition**

The countertops appeared serviceable except where noted (see Observations for more information).



Master Bathroom



Master Bathroom



Bathroom 2



Bathroom 3



Bathroom 4

### Countertops & Cabinets: Cabinet Condition

The cabinets appeared serviceable at the time of the inspection.



Master Bathroom



Master Bathroom



Master Bathroom



Bathroom 2



Bathroom 3



Bathroom 3



Master Bathroom



Bathroom 4

**Tiled Areas: Condition**

The tiled areas in the bathroom appeared serviceable except where noted (see Observations for more information).

**Bathroom Electrical Notes:****Operation of GFCI (Ground Fault Circuit Interrupters)**

Ground fault circuit interrupter (GFCI) protection was installed within 6 feet of interior plumbing fixtures and appeared serviceable except where noted (see Observations for more information).

## Observations

**15.2.1 Sink(s)****SINK - HAIRLINE CRACK**

The sink in the master bathroom had a hairline crack near the hot water faucet. This appeared to be cosmetic damage and did not affect the performance of the sink. Recommend continual use and monitoring until replacement is needed or desired.

Recommendation

Recommend monitoring.



Master Bathroom

## 15.3.1 Bathtub(s)



Recommendation

**INOPERABLE SHOWER DIVERTER**

The diverter valve was inoperable or did not operate correctly (the diverter is the valve which diverts water from the tub faucet to the shower head). The diverter valve did not release when the water was turned off and held water in the supply line to the shower head. The Inspector recommends maintenance be performed by a qualified contractor.

## Recommendation

Contact a qualified plumbing contractor.



Bathroom 2



Bathroom 3

## 15.3.2 Bathtub(s)



Recommendation

**CAULK LINE FAILED**

Sealant where the tub, tub faucet, and/or tub spout meet the tile was old and had sections of missing sealant that may allow damage from moisture intrusion of the wall assembly. The Inspector recommends maintenance by a qualified contractor.

## Recommendation

Contact a handyman or DIY project



Master Bathroom



Bathroom 2



Bathroom 2



Bathroom 3

## 15.4.1 Shower(s)

 Recommendation**SEALANT AT SHOWER CORNERS**

Grout and/or caulk was needed at the tiled shower corners to prevent water intrusion and damage. Recommend a qualified professional to repair/reseal as necessary.

Recommendation

Contact a qualified professional.



Master Bathroom



Master Bathroom

## 15.7.1 Countertops &amp; Cabinets

**COUNTERTOP CRACKED/CHIPPED**

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

Recommendation

Contact a qualified countertop contractor.

 Recommendation

Bathroom 2

## 15.8.1 Tiled Areas

**GROUT DETERIORATING**

Grout lines were cracked or deteriorated, potentially allowing for moisture intrusion. Recommend a qualified contractor to repair or replace grout.

Recommendation

Contact a qualified tile contractor

 Recommendation

Bathroom 2

# 16: KITCHEN AND LAUNDRY

## Information

### Kitchen and Laundry Section Introduction

Inspection of kitchens typically includes the following:

#### ROOM

- wall, ceiling and floor
- windows, skylights and doors

#### APPLIANCES

- installed ovens (basic functions)
- range/cooktop (basic functions, anti-tip)
- cooktop exhaust (fan, lights)
- installed microwaves (basic functions)
- garbage disposal (basic functions)
- dishwasher (operated only at the Inspector's discretion)

#### CABINETS

- exterior and interior
- door and drawer

#### SINK

- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

#### ELECTRICAL

- switch operation
- outlet placement, grounding, and GFCI protection

**NOTE:** Appliances are operated at the discretion of the Inspector.

### Photo(s) - Kitchen





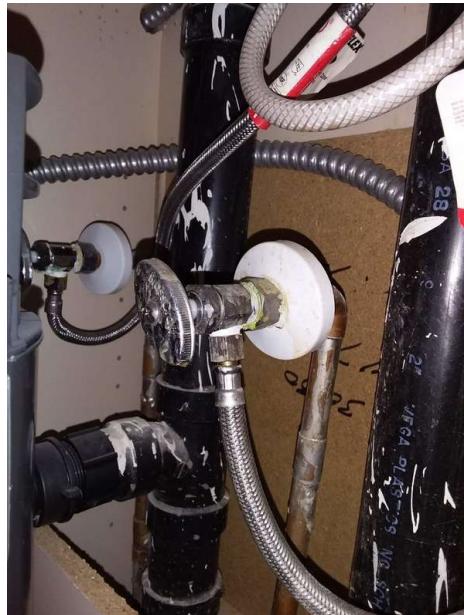
### Kitchen Sink(s): Condition

The kitchen sink(s) appeared serviceable at the time of the inspection.



### Kitchen Sink(s): Water Supply

The water supply to the kitchen sink faucet(s) appeared to have functional flow at the time of the inspection., There were no water supply leaks to the kitchen sink faucet(s) observed at the time of the inspection.



### Kitchen Sink(s): Water Drainage

The kitchen sink(s) appeared to have functional drainage when operated., There were no drainage leaks observed under the kitchen sink(s) at the time of the inspection.



### Kitchen Countertops & Cabinets: Countertop Material

Natural Stone Material (Granite or Marble)





## Kitchen Countertops & Cabinets: Countertop Condition

The kitchen countertops appeared serviceable at the time of the inspection.

## Kitchen Countertops & Cabinets: Cabinet Condition

The kitchen cabinets appeared serviceable at the time of the inspection.



**Garbage Disposal: Data Plate Photos**

The data plate was present.

**Garbage Disposal: Condition**

Further evaluation and/or repairs are recommended (see Observations for more information).

**Dishwasher: Data Plate Photos**

The data plate was present.



### Dishwasher: Condition

The dishwasher appeared serviceable at the time of the inspection., Recommend installing a high loop drain line from the dishwasher.

### Built-in Microwave: Data Plate Photos

The data plate was present.



### Built-in Microwave: Condition

The built-in microwave appeared serviceable at the time of the inspection.

### Exhaust Fan for Range / Cooktop: Data Plate Photos

Could not locate the data plate.

### Exhaust Fan for Range / Cooktop: Condition

The cooktop exhaust fan appeared serviceable at the time of the inspection.



### Cooktop: Data Plate Photos

### Cooktop: Energy Source

### Cooktop: Condition

Could not locate the data plate.

Propane Gas



The cooktop appeared serviceable except where noted (see Observations for more information).

#### Oven: Data Plate Photos

Could not locate the data plate.



#### Oven: Energy Source

Electric

#### Oven: Condition

The oven(s) appeared serviceable at the time of the inspection.

**NOTE:** 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.



#### Refrigerator: Data Plate Photos

Could not locate the data plate.

#### Refrigerator: Condition

The refrigerator appeared serviceable at the time of the inspection.

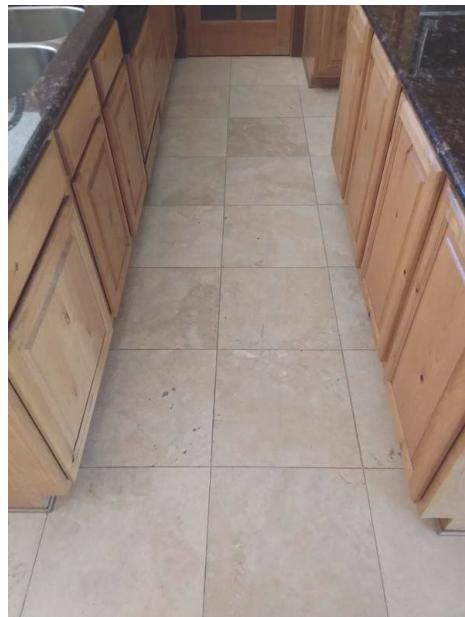
**NOTE:** Inspection of free standing appliances are limited to basic operation only. The inspector had no way of knowing if the refrigerator or any free standing appliance was included with the sale of the property. Inspection of the refrigerator was done as a courtesy at the inspector's discretion.

**Kitchen Electrical Notes:****Operation of GFCI (Ground Fault Circuit Interrupters)**

No GFCI Protection was installed within 6 feet of interior plumbing fixtures., Further evaluation and/or repairs are recommended (see Observations for more information).

**Tiled Areas - Kitchen & Laundry: Condition**

The tiled areas in the kitchen and laundry appeared serviceable at the time of the inspection.



**Laundry Exhaust Fan: Type**  
Exhaust Fan**Laundry Exhaust Fan: Condition**  
The laundry ventilation appeared serviceable at the time of the inspection.**Laundry Sink: Condition**  
The laundry sink appeared serviceable at the time of the inspection.**Laundry Sink: Water Supply**

The water supply to the laundry sink faucet(s) appeared to have functional flow at the time of the inspection., There were no water supply leaks to the laundry sink faucet(s) observed at the time of the inspection.

**Laundry Sink: Water Drainage**

The laundry sink appeared to have functional drainage when operated., There were no drainage leaks observed under the laundry sink at the time of the inspection.

**Laundry Countertops & Cabinets: Countertop Material**

Laminate Countertop



### **Laundry Countertops & Cabinets: Countertop Condition**

The laundry countertops appeared serviceable at the time of the inspection.

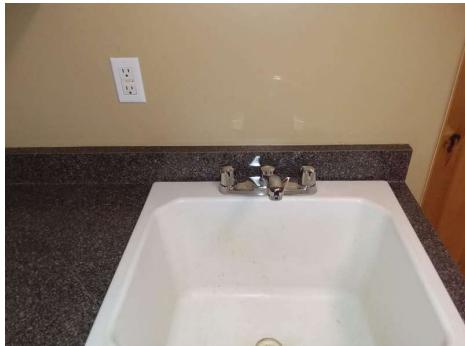
### **Laundry Countertops & Cabinets: Cabinet Condition**

The laundry cabinets appeared serviceable except where noted (see Observations for more information).



### **Laundry Electrical Notes: Grounded Electrical 120 Volt Outlet**

The 120-volt receptacle was grounded and appeared serviceable at the time of the inspection., Ground fault circuit interrupter (GFCI) protection was installed within 6 feet of the laundry room sink and appeared serviceable at the time of the inspection.



### **Laundry Electrical Notes: Dryer**

#### **240 Volt Outlet**

The 240-volt receptacle appeared serviceable at the time of the inspection.



## **Limitations**

### General Information

#### **GARBAGE DISPOSAL - SEPTIC SYSTEM PRESENT**

**NOTE:** The home sewer was a private onsite wastewater (septic) system. Garbage disposals can be a problem when used in homes on septic systems. You should learn the limitations of your septic system and use the garbage disposal appropriately. Long-term, inappropriate use can cause expensive-to-repair damage to septic systems.

## **Observations**

## 16.1.1 Kitchen Sink(s)

**WATER SUPPLY VALVES - CORRODED**

Corroded faucet supply valves beneath the kitchen sink(s) were observed and may be liable to leak soon. The Inspector recommends replacement by a qualified contractor to prevent future damage to the cabinet floor and possibly the home wall/floor structures.

Recommendation

Contact a qualified plumbing contractor.

## 16.3.1 Garbage Disposal

**JAMMED**

The garbage disposal would not spin freely at the time of the inspection. The Inspector recommends service by a qualified appliance repair technician.

Recommendation

Contact a qualified appliance repair professional.

 Recommendation



 Recommendation



Island sink

## 16.4.1 Dishwasher

**NO ANTI-SIPHON/HIGH-LOOP DEVICE PRESENT**

There is no air gap or high loop in the discharge line from the dishwasher to the garbage disposal or drain which is considered a cross connection. The implication is grey water from the sink can back up into the dishwasher and can subsequently contaminate dishes and/or flood the floor.

Recommendation

Contact a qualified appliance repair professional.

 Recommendation



## 16.8.1 Cooktop

**NO GAS SHUT-OFF VALVE**

The gas supply pipe and shut-off valve to the kitchen cooktop could not be found. Gas shut-off valves should be in a readily accessible location in order to shut-off the gas supply to the cooktop unit. Recommend a qualified plumber to evaluate and remedy.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



The gas line and valve were not accessible.

## 16.12.1 Tiled Areas - Kitchen &amp; Laundry

**GROUT DETERIORATING**

Grout lines were cracked or deteriorated, potentially allowing for moisture intrusion. Recommend a qualified contractor to repair or replace grout.

Recommendation

Contact a qualified tile contractor

 Recommendation



Kitchen



Kitchen

## 16.16.1 Laundry Countertops &amp; Cabinets

**CABINET HINGE LOOSE**

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

Recommendation

Contact a qualified handyman.

 Recommendation



Laundry Room

# 17: GARAGE

## Information

### Garage Introduction

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
- proper firewall separation from living space; and
- proper floor drainage

### Size / Type

Attached, 3-Car Garage

### Floor: Condition

The garage floor appeared serviceable except where noted (see Observations for more information).



### Walls: Condition

The garage walls appeared serviceable at the time of the inspection.



### Ceiling: Condition

The garage ceiling appeared serviceable except where noted (see Observations for more information).

**Fire Separation: Condition**

The walls and ceilings separating the garage from the home living space appeared to meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

**NOTE:** Determining the rating of fire walls is beyond the scope of this inspection.

**Door to Living Space: Condition**

The door to the living space appeared serviceable at the time of the inspection., Self-closer was operational

**Steps / Stairs to Living Space: Condition**

The steps or stairs to the living space appeared serviceable at the time of the inspection.

**Door to Exterior: Condition**

The garage door to the exterior appeared serviceable at the time of the inspection.

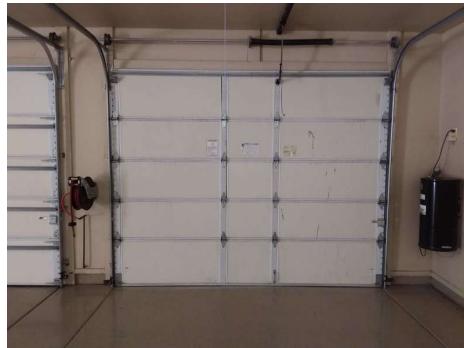
**Overhead Garage Door(s): Overhead Door Introduction**

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.

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

The overhead garage doors appeared serviceable at the time of the inspection.



#### Automatic Opener(s): Auto-Reverse Disclaimer

**NOTE:** 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 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.

#### Automatic Opener(s): Number of Openers

2



#### Automatic Opener(s): Condition

The automatic garage door opener(s) appeared serviceable at the time of the inspection., The photo sensor appeared serviceable., The auto reverse sensor appeared serviceable.

#### Garage Electrical Notes: GFCI Protection

The electrical receptacles in the garage had partial ground-fault circuit interrupter (GFCI) at the time of the inspection.

## Limitations

## Observations

### 17.1.1 Floor

#### MINOR CRACKS IN CONCRETE

The garage floor had minor cracks in the concrete. These cracks are not a structural concern. Recommend sealing the cracks and monitoring over time for further cracking or deterioration.

Recommendation

Contact a qualified professional.



Recommendation



Garage

### 17.3.1 Ceiling

#### DRYWALL CEILING CRACKS

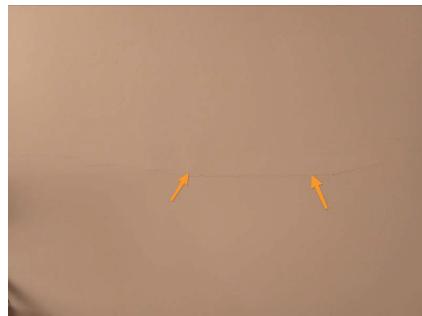
Interior ceiling cracks in one or more places were observed which is an indication of settling, movement or other defects. Ceiling drywall, texture and paint cracks should be repaired by a drywall professional and monitored over time for additional movement.

Recommendation

Contact a qualified professional.



Recommendation



Garage

# 18: GARAGE 2

## Information

### Garage Introduction

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
- proper firewall separation from living space; and
- proper floor drainage

### Size / Type

Detached, 3-Car Garage

### Floor: Condition

The garage floor appeared serviceable at the time of the inspection.



### Walls: Condition

The garage walls appeared serviceable at the time of the inspection.



### Ceiling: Condition

The garage ceiling appeared serviceable except where noted (see Observations for more information).

## Fire Separation: Condition

The walls and ceilings separating the garage from the home living space appeared to meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

**NOTE:** Determining the rating of fire walls is beyond the scope of this inspection.

## Overhead Garage Door(s): Overhead Door Introduction

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.

## Overhead Garage Door(s): Condition

The overhead garage doors appeared serviceable at the time of the inspection.



## Automatic Opener(s): Auto-Reverse Disclaimer

**NOTE:** 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 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.

### Automatic Opener(s): Number of Openers

2

### Automatic Opener(s): Condition

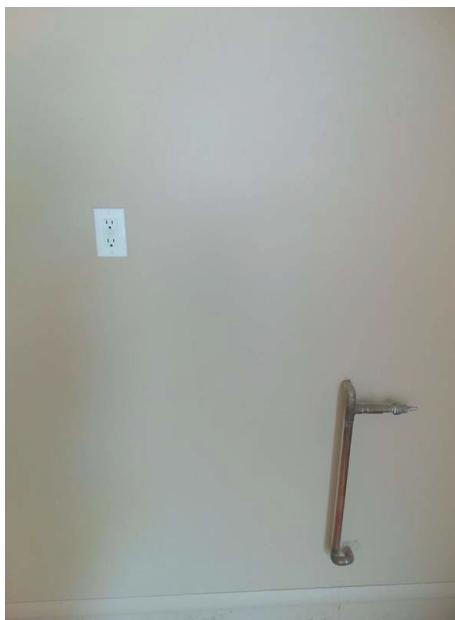
The auto reverse sensor appeared serviceable., The photo sensor appeared serviceable., The automatic garage door opener(s) appeared serviceable



at the time of the inspection.

### **Garage Electrical Notes: GFCI Protection**

Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.



### **Limitations**

### **Observations**

## 18.3.1 Ceiling

**DRYWALL CEILING CRACKS** Recommendation

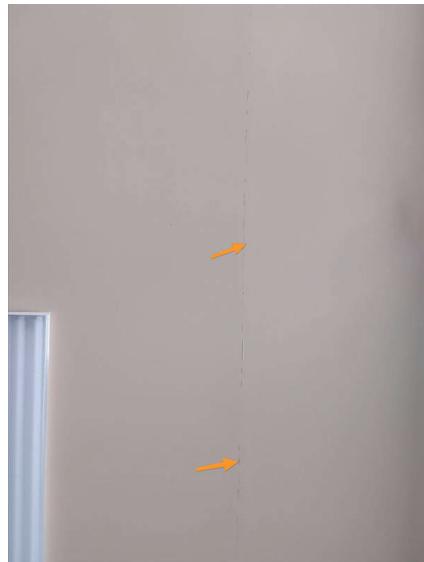
Interior ceiling cracks in one or more places were observed which is an indication of settling, movement or other defects. Ceiling drywall, texture and paint cracks should be repaired by a drywall professional and monitored over time for additional movement.

Recommendation

Contact a qualified professional.



Garage 2



# 19: INSULATION & VENTILATION

## Information

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### Attic and Crawlspace Insulation, Vapor Retarders and Ventilation

**NOTE:** For information regarding attic insulation, vapor retarders and ventilation, please see the item Roof / Ceiling Structure & Attic in the Structural Components section of this report.

**NOTE:** For information regarding crawlspace insulation, vapor retarders and ventilation, please see the item Crawlspace in the Structural Components section of this report.

### Bathroom, Kitchen and Laundry Ventilation

**NOTE:** For information regarding bathroom ventilation, please see the item Bathroom Exhaust Fan in the Bathroom(s) section of this report.

**NOTE:** For information regarding kitchen ventilation, please see the item Exhaust Fan for Range / Cooktop in the Kitchen and Laundry section of this report.

**NOTE:** For information regarding laundry ventilation, please see the item Laundry Exhaust Fan in the Kitchen and Laundry section of this report.

### Garage Ventilation

**NOTE:** For information regarding garage ventilation, please see the item Garage Ventilation in the Garage section of this report.

# 20: FIREPLACE(S)

## Information

### Fireplaces, Stoves & Inserts: Type

Gas-Burning Fireplace, Wood-Burning Fireplace



Living Room



Living Room



Living Room



Master Bedroom



Master Bedroom



North



North



Patio

### **Fireplaces, Stoves & Inserts:**

#### **Condition**

The fireplace(s) appeared serviceable at the time of the inspection