THE DWELLING INSPECTOR
480-773-5435
Scott@thedwellinginspector.com
http://www.TheDwellingInspector.com

ARIZONA RESIDENTIAL HOME INSPECTION REPORT

1234 Main St.
Tempe Arizona 85282

Buyer Name
01/03/2019 9:00AM

Inspector
Scott Alack

AZ License # 67432
480-773-5435
scott@thedwellinginspector.com

Agent
Agent Name
555-555-5555
agent@spectora.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.

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- 12.10.1 Garage - Garage Electrical Notes: Garage Outlet Was Not GFCI Protected

1: 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
11/16/2018

In Attendance
Client

Weather Conditions
Cloudy

Temperature (approximate)
53 - 70 Fahrenheit (F)

Orientation of Front Entrance
Front entrance faces West.

Approximate Year Built
2005

Lead-Based Paint & Asbestos: Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation.

Type of Building
Single Family, Detached

Occupancy
Partially Furnished

Utilities
All utilities were on at the time of inspection.

Number of Bedrooms and Bathrooms
4 Bedrooms, 2 Bathrooms

Approximate Size of Home
2145 Square Feet

2: STRUCTURAL COMPONENTS

		IN	NI	NP	O
2.1	Foundation	X			
2.2	Basement			X	
2.3	Crawlspace			X	
2.4	Floor Structure at First Level	X			
2.5	Floor Structure at Second Level			X	
2.6	Wall Structure	X			
2.7	Column(s)	X			
2.8	Roof / Ceiling Structure & Attic	X			X
2.9	Attic Electrical Notes	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

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

Foundation: Type

Slab on grade

Foundation: Condition

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

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.

Floor Structure at First Level: Type
Post-tensioned concrete slab

Floor Structure at First Level: Condition
The floor structure was not visible due to carpet and floor covering.

Floor Structure at Second Level: Type
Wood framed floor joists

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, Wood framed column with stucco, Wood framed column with stucco and stone veneer

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

Roof / Ceiling Structure & Attic: Observation Method
The attic was observed by entering the attic through an access opening.

Roof / Ceiling Structure & Attic: Attic Access Location(s)
Hallway

Roof / Ceiling Structure & Attic: **Roof Structure Type**
Wood truss system, OSB sheathing

Roof / Ceiling Structure & Attic: **Roof Structure Condition**
The roof structure appeared serviceable at the time of the inspection.

Roof / Ceiling Structure & Attic: **Attic Insulation Type**
Blown-in or loose fill

Roof / Ceiling Structure & Attic: **Attic Insulation Condition**
The depth or thickness of the insulation appeared inadequate.

Roof / Ceiling Structure & Attic: **Approximate Insulation Depth**
8 - 10 Inches

Roof / Ceiling Structure & Attic: **Attic Ventilation Type**
Soffit vents, Gable vents

Roof / Ceiling Structure & Attic: **Attic Ventilation Condition**
The attic ventilation appeared serviceable at the time of the inspection.

Roof / Ceiling Structure & Attic: **Vapor Retarder Type**
No vapor retarder was observed

Roof / Ceiling Structure & Attic: **Vapor Retarder Condition**
None

Roof / Ceiling Structure & Attic: Fire Separation at Walls and Ceiling
The fire separation appeared serviceable at the time of the inspection.

Attic Electrical Notes: Condition
The electrical components in the attic appeared serviceable at the time of the inspection.

Limitations

Foundation

FOUNDATION PERIMETER CONCEALED

NOTE: One or more areas of the foundation perimeter were concealed and were not inspected. The buyer is encouraged to have the foundation further evaluated by an engineer or foundation specialist if the buyer has any remaining concerns about current or future foundation performance. The foundation performance is based on visual observations of other structural components at the time of the inspection.

Observations

2.8.1 Roof / Ceiling Structure & Attic

Recommendation

ATTIC INSULATION DEPTH WAS INADEQUATE

The attic insulation depth or thickness was inadequate. The recommended depth of attic floor insulation is 12+ inches to achieve an R30 rating. Inadequate attic insulation depth or thickness may allow greater than normal loss of conditioned air.

Recommendation

Contact a qualified insulation contractor.

3: EXTERIOR

		IN	NI	NP	O
3.1	Exterior Wall Cladding	X			X
3.2	Wall Flashing and Trim	X			X
3.3	Eaves, Soffits & Fascia	X			X
3.4	Exterior Stairs			X	
3.5	Garage Door	X			X
3.6	Driveway	X			
3.7	Walkway(s)	X			X
3.8	Retaining Wall(s)	X			X
3.9	Patio(s)	X			
3.10	Patio Cover	X			
3.11	Decks, Balconies, Porches & Steps			X	
3.12	Fences and Gates	X			X
3.13	Vegetation, Grading & Drainage	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

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, fencing 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 wall flashing between material transitions was not visible in one or more areas.

Eaves, Soffits & Fascia: Type
Wood

Eaves, Soffits & Fascia: Condition
The soffits and fascia at the eaves appeared serviceable except where noted (see Observations for more information).

Garage Door: Condition
The garage door appeared serviceable except where noted (see Observations for more information).

Driveway: Type
Concrete

Driveway: Condition
The driveway surface appeared serviceable at the time of the inspection., Common cracks were noted.

Walkway(s): Type(s)
Concrete

Walkway(s): Condition
The walkway surface appeared serviceable except where noted (see Observations for more information)., Common cracks were noted., Tripping hazards were noted.

Retaining Wall(s): Condition
The retaining wall(s) appeared serviceable except where noted (see Observations for more information)., Common cracks were noted.

Patio(s): Type(s)
Tile

Patio(s): Condition
The patio surface(s) appeared serviceable at the time of the inspection.

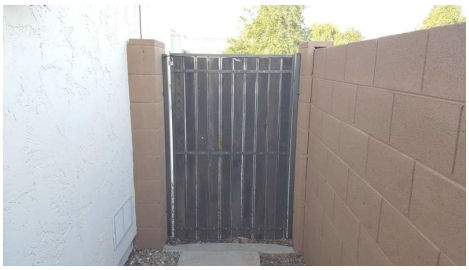
Patio Cover: Type
The patio cover was a covered roof (refer to Roofing section for more information).

Patio Cover: Condition
Refer to Roofing section for additional information.

Fences and Gates: Fence Type
Concrete / Masonry Block

Fences and Gates: Gate Type
Metal gate with wood slats

Fences and Gates: Condition
A gate was locked and could not be tested.



Vegetation, Grading & Drainage: Vegetation Was Observed to be Impacting the Structure
West

Trees, shrubs, vines or other vegetation were observed to be in direct contact with the structure. See Observations for more information.

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 at the time of the inspection.

Limitations

Eaves, Soffits & Fascia

SOFFITS WERE PAINTED

NOTE: The soffits appeared to have been repainted in some areas and may conceal defects such as water staining or other deterioration that may have otherwise been observed during the inspection.

Observations

3.1.1 Exterior Wall Cladding

Recommendation

POSSIBLE PRESENCE OF WOOD DESTROYING ORGANISMS

Runner tubes were observed at the foundation perimeter indicating a possible presence of wood destroying organisms. Recommend further evaluation for the presence of any wood destroying pests or organisms by a qualified pest inspector.

Recommendation

Contact a qualified pest control specialist.



3.1.2 Exterior Wall Cladding

Recommendation

MINOR CRACKS IN STUCCO

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.

Recommendation

Contact a stucco repair contractor




3.2.1 Wall Flashing and Trim

Recommendation

PEELING OR DAMAGED PAINT ON EXTERIOR TRIM

Peeling, damaged or deteriorating paint, stain and/or sealant was observed at the exterior trim. Peeling, damaged and deteriorating paint or sealant should be repaired to prevent moisture penetration and deterioration of materials.

Recommendation

Contact a qualified painter.

3.3.1 Eaves, Soffits & Fascia

Recommendation

DAMAGED FASCIA

PATIO ROOF

One or more sections of the fascia were damaged. Recommend a qualified roofing professional to further evaluate and repair.

Recommendation

Contact a qualified roofing professional.

3.3.2 Eaves, Soffits & Fascia

Recommendation

WASPS NEST UNDER THE EAVE

Wasp nests were visible under the eaves. Recommend a qualified exterminator to further evaluate and remove.

Recommendation

Contact a qualified pest control specialist.

3.3.3 Eaves, Soffits & Fascia

Recommendation

PAINT/SEALANT RECOMMENDED AT THE EAVES

Peeling, damaged or deteriorating paint, stain and/or sealant was observed under the roof eave at the soffit and/or fascia. These conditions should be repaired to prevent moisture penetration and deterioration of materials.

Recommendation

Contact a qualified painter.

3.5.1 Garage Door

Recommendation

DAMAGED/MISSING GARAGE DOOR WEATHER STRIPPING

SINGLE BAY GARAGE DOOR

Damaged or missing garage door weather stripping should be replaced to prevent water and pest intrusion.

Recommendation

Contact a qualified garage door contractor.

3.7.1 Walkway(s)

Safety Hazard

TRIPPING HAZARD AT WALKWAY

Differential movement, unevenness and/or cracking in poured concrete was observed to be a TRIPPING SAFETY HAZARD. Differential movement in poured concrete may be an indication of settlement or other defects and should be repaired as needed.

Recommendation

Contact a qualified concrete contractor.

3.8.1 Retaining Wall(s)

Recommendation

DAMAGE TO THE RETAINING WALL(S)

Damage was noted to the retaining wall(s) at the time of inspection and should be repaired. Recommend a qualified landscape contractor to further evaluate and repair as necessary.

Recommendation

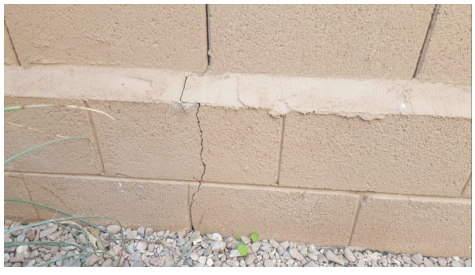
Contact a qualified landscaping contractor

3.12.1 Fences and Gates

Maintenance Item

COMMON CRACKS FOUND IN CONCRETE/MASONRY WALL

Common cracks were found in the concrete/masonry wall at the time of the inspection.



Recommendation

Recommend monitoring.

3.12.2 Fences and Gates

Recommendation

SPALLING CONCRETE NEAR SPRINKLER HEADS

The CMU fencing was spalling or flaking in some areas due to the adjacent sprinkler heads spraying water on the lower portions of the fence. Recommend adjusting or re-positioning the sprinkler heads away from the CMU fence to prevent further deterioration.

Recommendation

Contact a qualified landscaping contractor

3.13.1 Vegetation, Grading & Drainage

Recommendation

FOLIAGE/VEGETATION IMPACTING THE STRUCTURE.

Heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. Heavy foliage limits the Inspectors visual observation of the exterior surfaces. Heavy foliage at exterior walls creates conducive conditions for material damage, wood destroying insects and moisture damage. Heavy foliage may damage the roof and/or exterior wall cladding.

Recommendation

Contact a qualified landscaping contractor

3.13.2 Vegetation, Grading & Drainage

Recommendation

WATER PONDING WAS PRESENT IN THE YARD

Water was observed to be ponding in the backyard. This is most likely caused by the irrigation sprinkler system. It is recommended that the irrigation sprinkler system be evaluated for proper distribution of water and timing. The system may be on a water timed schedule that is inappropriate for this time of the year or it may be leaking and is in need of repair.

Recommendation

Contact a qualified landscaping contractor

4: ROOFING

		IN	NI	NP	O
4.1	Main Roof	X			X
4.2	Second Roof			X	
4.3	Patio Roof	X			X
4.4	Roof Drainage Systems			X	
4.5	Roof Flashings	X			
4.6	Roof Penetrations	X			X
4.7	Skylight(s)			X	
4.8	Chimney			X	

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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 roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Inspection Method

The roof was inspected by walking on the roof.

Main Roof: Type

Concrete tiles

Main Roof: Style

Hip and valley roof, Rake and valley roof

Main Roof: Number of Layers

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

Main Roof: Condition

The general condition of the roof is favorable with signs of weathering and aging (regular maintenance and inspection is advised)., Further evaluation and/or repairs are recommended (see Observations for more information).

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: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.

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.

Patio Roof: Type

Asphalt shingles, Asphalt roll roofing

Patio Roof: Style

Shed roof

Patio Roof: Number of Layers

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

Patio Roof: Condition

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

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.

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NOTE: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.

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.

Roof Flashings: Condition

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

Roof Penetrations: Condition

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

No Leaks Were Observed

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

Limitations

Observations

4.1.1 Main Roof

Recommendation

TREE AND SHRUB BRANCHES WERE IN CONTACT WITH THE ROOF

Tree and shrub branches should always be trimmed away from the roofing material. Tree and shrubbery branches may damage the roof covering and exterior wall cladding.

Recommendation

Contact a qualified landscaping contractor

4.1.2 Main Roof

Recommendation

BROKEN CONCRETE MUD BALLS

Several concrete "mud balls" were observed to be broken and in need of repair. Mud balls should be repaired by a qualified roofing contractor to prevent moisture intrusion, leaking, damage and deterioration.

Recommendation

Contact a qualified roofing professional.

4.3.1 Patio Roof

Recommendation

THINNING GRANULES ON ASPHALT SHINGLES

Composition shingle tab granules were observed to be thinning on the roof covering. This is an indication or weathering and age. You are encouraged to have a licensed roofing contractor to physically inspect the roof to fully evaluate the condition of the roofing materials.

Recommendation

Contact a qualified roofing professional.

4.3.2 Patio Roof

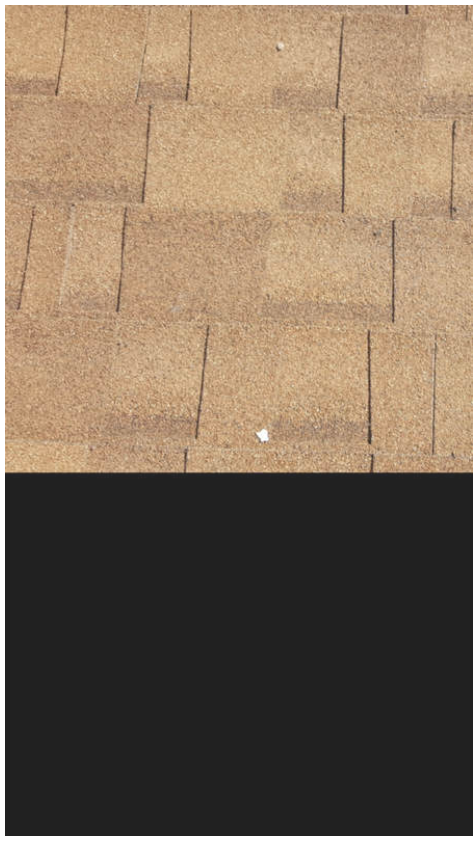
Recommendation

ROOF COVERING APPEARED TO BE INAPPROPRIATE FOR THE ROOF SLOPE

The roof covering material appeared to be inappropriate for the roof slope and may allow water penetration, premature wear, weather damage and other defects. You are encouraged to have a licensed roofing contractor to physically inspect the roof to fully evaluate the condition of the roofing materials.

Recommendation

Contact a qualified roofing professional.



4.3.3 Patio Roof

Recommendation

TREE AND SHRUB BRANCHES WERE IN CONTACT WITH THE ROOF

Tree and shrub branches should always be trimmed away from the roofing material. Tree and shrubbery branches may damage the roof covering and exterior wall cladding.

Recommendation

Contact a qualified landscaping contractor

4.6.1 Roof Penetrations

Recommendation

ROOF PENETRATIONS HAD CRACKED SEALANT

Sealant at the roof penetration(s) were observed to be cracked and deteriorated. Improperly sealed roof penetrations or flashings may allow water penetration. You are encouraged to have a licensed roofing contractor to physically inspect the roof to fully evaluate the condition of the roofing materials.

Recommendation

Contact a qualified roofing professional.

5: PLUMBING

		IN	NI	NP	O
5.1	Water Meter and Main Line Shut-off Valve	X			
5.2	Exterior Hose Faucet(s)	X			X
5.3	Water Supply Lines	X			X
5.4	Drain, Waste, & Vent Systems	X			
5.5	Fuel Storage & Distribution System	X			
5.6	Water Heater	X			X
5.7	Sump Pump(s) / Sewage Ejector(s)			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

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).

Water Source

Water is being supplied by the city's public water supply.

Water Filters and Conditioners

The property did not appear to have a water filtration system.

Water Meter and Main Line Shut-off Valve: **Water Meter and Shut-off Location**

South

The water meter and curb valve were in an underground box in the front yard.

Water Meter and Main Line Shut-off Valve: Main Line Pipe Type

1 1/4-inch copper pipe

The main water entrance line appeared to be a 1 1/4" copper pipe that was reduced to a 1" copper pipe.

Water Meter and Main Line Shut-off Valve: Water Pressure

75 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 water meter and main line shut-off valve.

Exterior Hose Faucet(s): Condition

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

Water Supply Lines: Type

1/2 inch Copper, Chlorinated Poly Vinyl Chloride (CPVC)

Water Supply Lines: Condition

The visible water supply lines appeared serviceable except where noted (see Observations for more information)., The exposed supply lines appeared to be properly supported., Water supply line insulation is not required for this region., Cross connections were not observed.

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.

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

South

The main shut-off valve was located at the meter.

Fuel Storage & Distribution System: Fuel Type

The home was fueled by natural gas supplied by a public utility.

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., The exposed gas pipes appeared to be properly supported.

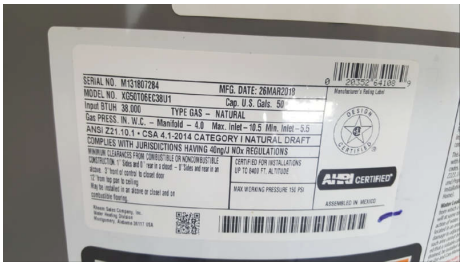
NOTE: Underground piping and fuel tanks cannot be inspected or judged. Pipes inside walls or pipes concealed from view cannot be inspected or judged and the inspector does not perform tests for gas leaks or pipe size.

Water Heater: Data Plate Photos

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

Manufactured Date of Water Heater:

March 26, 2018



Water Heater: Location

The water heater was in the garage.

Water Heater: Type

Gas-Fired 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., The water heater in the garage was on a raised 18-inch platform as required for gas supplied water heaters., A gas shutoff valve was installed. The gas shutoff valve was not tested., Combustion air for the gas water heater appeared serviceable., The thermocouple and pilot system appeared to be performing as intended.

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.

Limitations

Drain, Waste, & Vent Systems

PUBLIC SEWER SYSTEM

NOTE: The home was connected to the public sewage system. A main sewer pipe that served the community was gravity fed from the home sewer system through a main sewer pipe. Public sewer service and all underground pipes are not part of this inspection.

Observations

5.2.1 Exterior Hose Faucet(s)

Recommendation

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

5.2.2 Exterior Hose Faucet(s)

Recommendation

RECOMMEND UPGRADE REPLACING GATE VALVE(S)

It is recommended to replace the exterior gate valve(s) with ball valve(s). Quarter-turn ball valves are easier to operate and are less prone to leaking.

Recommendation

Contact a qualified plumbing contractor.

5.3.1 Water Supply Lines

Recommendation

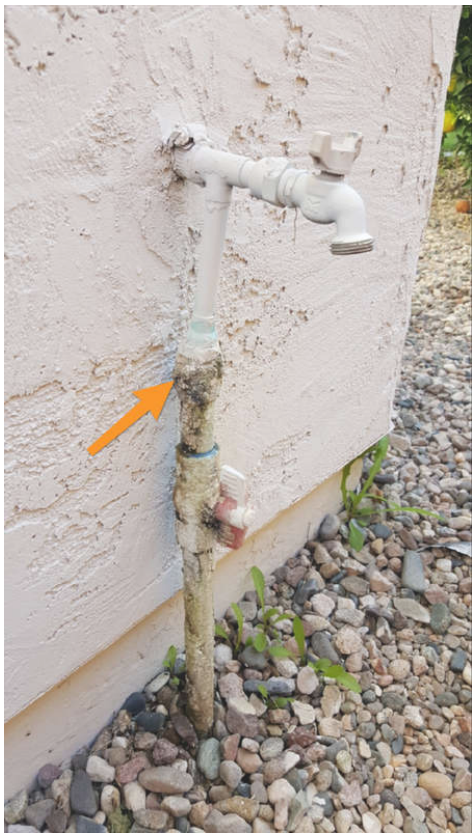
CORRODED - ACTIVE LEAKAGE

SOUTH

Actively leaking, heavily-corroded water distribution pipes were observed and should be repaired by a qualified plumbing contractor to avoid damage to home materials or the development of conditions which encourage the growth of microbes such as mold.

Recommendation

Contact a qualified plumbing contractor.



5.6.1 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.

Recommendation

Contact a qualified plumbing contractor.

5.6.2 Water Heater

Recommendation

NO SEDIMENT TRAP/DRIP LEG

No sediment trap or drip leg was installed. Sediment traps and drip legs are installed to keep particulates and moisture out of the gas valve. Particulates or moisture in the gas valve can interfere with water heater burner operation. The Inspector recommends installation of a sediment trap/drip leg by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

5.6.3 Water Heater

Recommendation

IMPROPER DISCHARGE PIPE MATERIAL

The discharge pipe of the water heater temperature/pressure relief (TPR) valve was of an improper material. TPR discharge pipes should be galvanized steel, copper pipe, or CPVC. The Inspector recommends correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.

5.6.4 Water Heater

Recommendation

INCORRECT FLUE CONNECTIONS

The water heater flue was incorrectly fastened at the connections. Single wall vent pipe should be connected with 3 sheet metal screws at each joint. Recommend a qualified professional to correct.

Recommendation

Contact a qualified professional.

6: ELECTRICAL

		IN	NI	NP	O
6.1	Service Entrance	X			
6.2	Electric Meter	X			
6.3	Service Panel	X			
6.4	Branch Circuit Conductors	X			X
6.5	Sub-Panel(s)			X	
6.6	Lights, Switches, Receptacles and Junction Boxes	X			X
6.7	GFCI & AFCI	X			X
6.8	Smoke Detectors	X			X
6.9	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

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 except where noted (see Observations for more information). 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 - The electrical service conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

Service Panel: Panel Manufacturer
Square D

Service Panel: Panel Rating
The main service panel was rated for 200 ampere service.

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: 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., The service panel contained Ground Fault Circuit Interrupter (GFCI) breakers designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits., The main electrical service panel contained Arc Fault Circuit Interrupter (AFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.

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

NOTE: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. If the service is less than 100 amps, upgrade may be needed to operate larger electrical appliances.

Service Panel: Service Grounding Condition
The visible portion of the service grounding appeared serviceable at the time of the inspection.

Branch Circuit Conductors: Type
Branch circuit conductors were copper.

Branch Circuit Conductors: Condition
The branch circuit conductors appeared serviceable except where noted (see Observations for more information).

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

A sample of the lights and switches were tested and appeared serviceable except where noted (see Observations for more information)., 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 at the time of the inspection.

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

Ground fault circuit interrupter (GFCI) protection was installed within 6 feet of interior plumbing fixtures and all receptacles in the garage and on the exterior walls., Partial arc-fault circuit interrupter (AFCI) protection was installed.

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

The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.

Smoke Detectors: Presence of Smoke Detectors

Hard-wired smoke detectors were installed.

Smoke Detectors: Condition

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

Carbon Monoxide Detectors: General Information

Carbon Monoxide is a colorless, odorless toxic gas produced by automobiles, furnaces, boilers and other combustible appliances during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing one in a home with an attached garage, a furnace or boiler is recommended. Detectors should not be placed next to heating appliances like furnaces and boilers but should be placed to protect living and sleeping areas.

Limitations

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

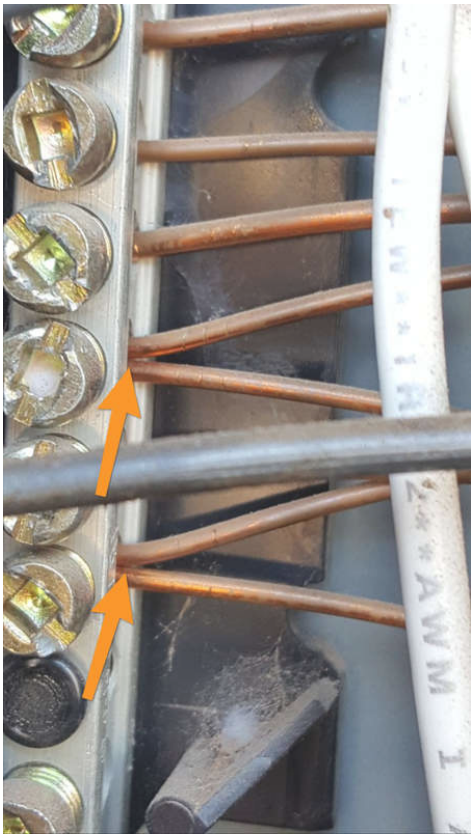
DOUBLE TAPPING AT NEUTRAL BUS BAR

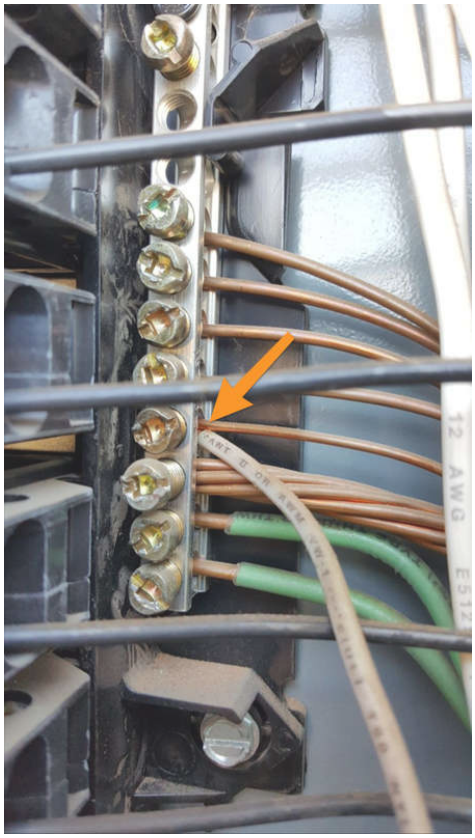
Recommendation

Neutral electrical conductors were observed to be double tapped on the neutral bus bar in the electric service panel. Each neutral electrical conductor in the electric service panel should terminate individually unless the terminals are made for more than one conductor. Double tapped neutral electrical conductors should be further evaluated and repaired as needed by a qualified electrical specialist.

Recommendation

Contact a qualified electrical contractor.





6.6.1 Lights, Switches, Receptacles and Junction Boxes

Recommendation

INOPERABLE SWITCH(ES)

One or more switches in the home appeared to be inoperable at the time of the inspection. These switches may connect to exterior lights which are controlled by photo sensors and so will operate only at night. They may be improperly wired and represent a potential fire hazard, or they may connect to outlets which were not tested. Switches sometimes control only the upper or lower half of an outlet. Tracing the devices controlled by all switches exceeds the scope of the general home inspection. You should take action to confirm that these switches are safe, either by asking the seller or having them traced by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

6.6.2 Lights, Switches, Receptacles and Junction Boxes

Safety Hazard

COVER PLATE MISSING

At the time of the inspection, a cover plate was missing. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that a listed cover plate be installed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

6.8.1 Smoke Detectors

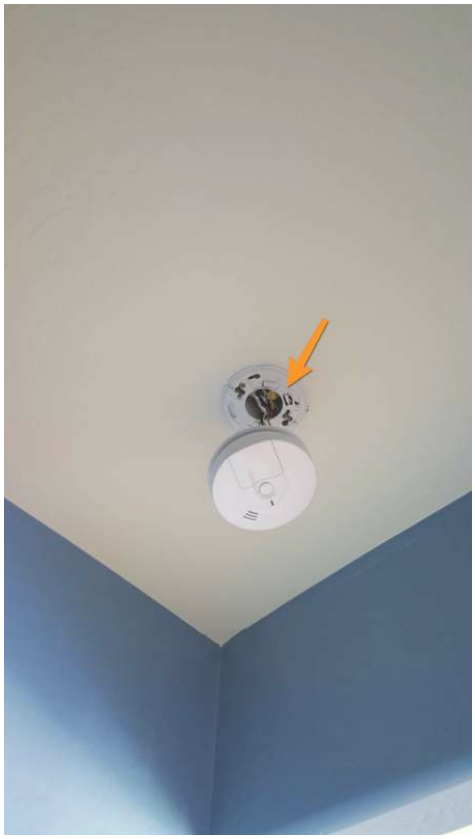
Recommendation

SMOKE DETECTOR WAS NOT MOUNTED

This smoke detector was hanging by the wires and needs to be re-mounted by a qualified professional.

Recommendation

Contact a qualified professional.



7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			
7.2	Gas and Burners	X			
7.3	Flues/Venting	X			X
7.4	Operating Controls	X			
7.5	Automatic Safety Controls	X			
7.6	Air Handler Unit	X			X
7.7	Air Filter	X			X
7.8	Distribution System	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

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.

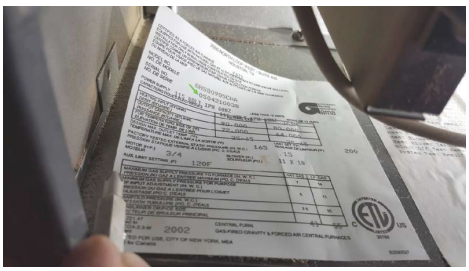
Heating Equipment: Data Plate Photos

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

Serial Number# 504210038

Manufacture Date: April 2005

(first 2 numbers are the year and the next 2 numbers are the month)



Heating Equipment: Location
The heating equipment was in the attic.

Heating Equipment: Type
The heating equipment consisted of a furnace 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: Inspector does not 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
Natural Gas

Heating Equipment: Electrical Disconnect
The electrical disconnect was present and appeared serviceable at the time of the inspection.

Gas and Burners: **Condition**

The gas and burners appeared serviceable at the time of the inspection., The burner flame appeared typical.

NOTE: Gas leaks below the finished grade (underground) or between the walls or ceilings or any concealed area cannot be detected and are not inspected.

Flues/Venting: **Condition**

The flues/venting appeared serviceable except where noted (see Observations for more information)., Unable to fully inspect vent pipe., Combustion supply air was present and appeared serviceable.

Operating Controls: **Operation**

The heating system was controlled by a thermostat and responded adequately to the call for heat.

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
Thermocouple/flame sensor was installed., A limit switch was installed.

Automatic Safety Controls: Condition
The automatic safety controls appeared serviceable at the time of the inspection.

Air Handler Unit: Power
240 Volt

Air Handler Unit: Condensate Line
The primary condensate line was installed and appeared serviceable., Condensate line(s) were not fully visible., The secondary condensate line did not have a condensate detection safety switch installed.

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
Pleated Air Filter

Air Filter: Filter Size
20x25x1 total of 2

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.

NOTE: Asbestos materials have been used in heating systems. Determining the presence of asbestos can ONLY be done by laboratory testing and is beyond the scope of this inspection.

Distribution System: Each room is heated by the following heat source/system:
Forced Air Furnace

Observations

7.3.1 Flues/Venting

Recommendation

FLUE WAS IMPROPERLY SUPPORTED

The furnace flue appeared to be improperly supported at the time of the inspection. It appeared that the installer attached the flue to be hanging off the wood support to achieve a 1" clearance from the combustible wood it is attached to. Recommend a qualified HVAC professional to evaluate and repair.

Recommendation

Contact a qualified professional.

7.6.1 Air Handler Unit

Recommendation

RECOMMEND INSTALLING CONDENSATE DETECTION SAFETY SWITCH

The condensation overflow pan or secondary drain lines installed above ceilings were not equipped with water or moisture sensors/alarms. Cooling equipment condensation drain pans or drain line sensors and alarms should be installed at HVAC equipment installed above ceilings for additional protection against water damage.

Recommendation

Contact a qualified HVAC professional.

7.6.2 Air Handler Unit

Recommendation

REFRIGERANT LINES WERE NOT PROPERLY INSULATED

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

Recommendation

Contact a qualified HVAC professional.

7.6.3 Air Handler Unit

Recommendation

SECONDARY CONDENSATE DRAIN LINE TERMINATED NEAR THE GROUND

The secondary condensate drain line had an additional piece of pipe added to it so that it would terminate near the ground. Recommend removing the additional pipe so that any drips from the secondary condensate line will be visible to notify you of a potential clog or other defect in the primary condensate line.

Recommendation

Contact a qualified professional.

7.7.1 Air Filter

Maintenance Item

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.

Recommendation

Contact a handyman or DIY project

8: COOLING

		IN	NI	NP	O
8.1	Cooling Unit	X			X
8.2	Distribution System	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

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.

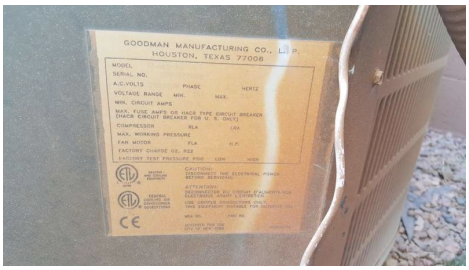
Cooling Unit : Data Plate Photos

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

Serial Number# 0503272800

Manufacture Date: March, 2005

(first 2 numbers are the year and next 2 numbers are the month)



Cooling Unit : Location

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

Cooling Unit : Cooling System Type

The cooling equipment consisted of a Central AC unit with a forced air system.

Cooling Unit : Power

240 volt

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

67 - 44 Degrees Fahrenheit

The Temperature split was 23 degrees F

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

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

8.1.1 Cooling Unit

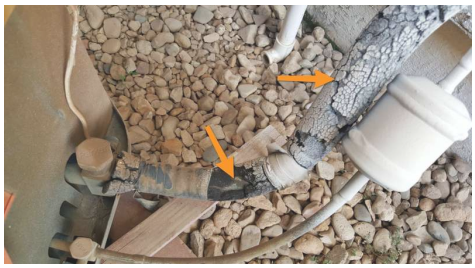
Recommendation

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.



8.1.2 Cooling Unit

Recommendation

HVAC EQUIPMENT WAS NOT INSTALLED 3" ABOVE GRADE

The exterior HVAC equipment was not installed 3" above grade and was in need of repair. Inadequate elevation of the exterior HVAC equipment may allow moisture to penetrate the equipment, reduce equipment life and may affect performance.

Recommendation

Contact a qualified professional.

The HVAC unit should be on a concrete pad and raised off the ground a min. of 3".

9: INTERIORS, DOORS AND WINDOWS

		IN	NI	NP	O
9.1	Air Quality	X			
9.2	Entry/Exterior Door(s)	X			X
9.3	Interior Doors	X			X
9.4	Windows	X			X
9.5	Floors	X			
9.6	Walls	X			X
9.7	Ceilings	X			X
9.8	Trim	X			X
9.9	Steps, Stairways and Railings			X	
9.10	Balconies and Railings			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Interiors, Doors and Windows Section Introduction

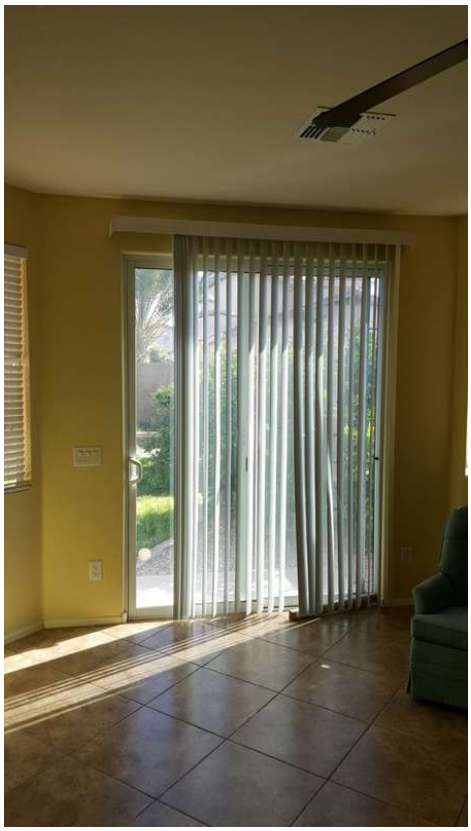
The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and 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 floor 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.

Air Quality: Odor

Normal

Entry/Exterior Door(s): Type/Material
Steel Entry Door, Sliding Glass Patio Door



Entry/Exterior Door(s): Condition
The entry/exterior door(s) appeared serviceable except where noted (see Observations for more information).

Interior Doors: Type
Hinged Doors, Sliding Door(s)

Interior Doors: Condition
The interior doors appeared serviceable except where noted (see Observations for more information).

Windows: Type/Material
Sliding Window(s), Fixed Picture Window(s), Double Pane

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

Floors: Type/Material
Tile Flooring

Floors: Condition
The floor coverings appeared serviceable at the time of the inspection.

Walls: Type/Material
Painted Drywall

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

Ceilings: Type/Material
Painted Drywall

Ceilings: Condition
The ceiling finishes 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).

Limitations

Observations

9.2.1 Entry/Exterior Door(s)

Recommendation

WEATHER-STRIPPING POOR

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 door repair/installation contractor.

9.2.2 Entry/Exterior Door(s)

Recommendation

SWEEP DAMAGED

At the time of the inspection, the sweep was damaged or deteriorated. 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 replaced 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 qualified door repair/installation contractor.

9.2.3 Entry/Exterior Door(s)

Recommendation

SLIDING SCREEN DOOR MISSING OR DAMAGED

The sliding screen doors were missing or damaged at the time of the inspection. Recommend repair or replacement by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



9.3.1 Interior Doors

Recommendation

MISSING BOTTOM TRACK

The sliding closet door in the Master Bathroom did not have a bottom track to hold the door in place when sliding. Recommend installing a door track/guide by a qualified professional.

Recommendation

Contact a qualified professional.

9.3.2 Interior Doors

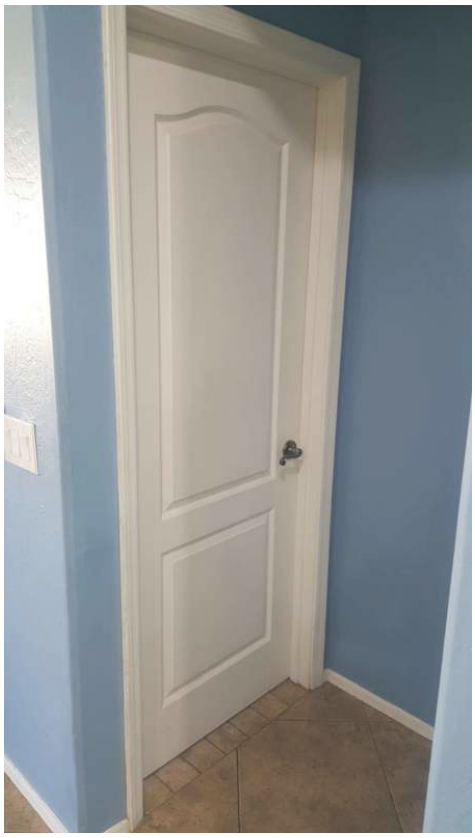
Recommendation

MASTER BEDROOM DOOR CLOSES WHEN HVAC IS TURNED ON

The master bedroom door closes by itself when the HVAC unit is running. This may indicate that the door is out of plumb and/or needs adjustment.

Recommendation

Contact a handyman or DIY project



9.3.3 Interior Doors

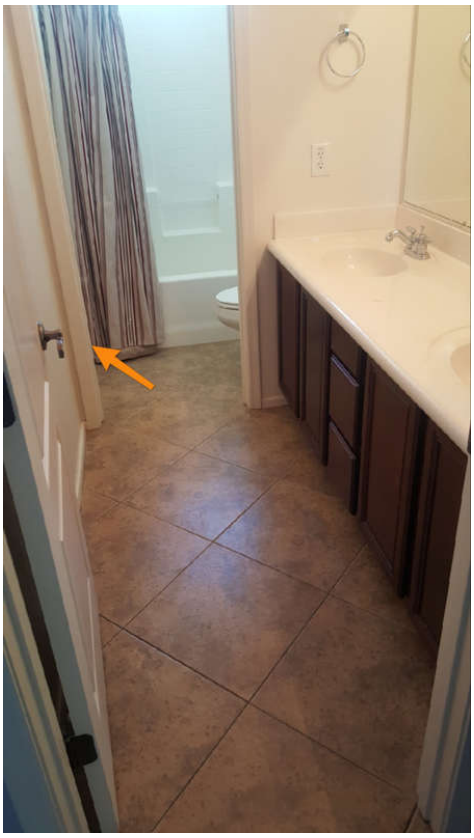
Recommendation

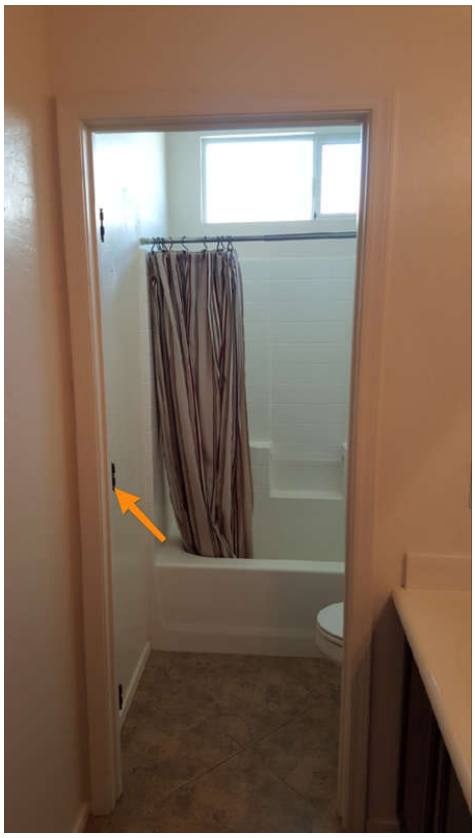
MISSING DOOR

The door to the guest bathroom toilet room was missing at the time of the inspection. Recommend installing a door by a qualified professional.

Recommendation

Contact a qualified door repair/installation contractor.





9.4.1 Windows

Recommendation

MISSING SCREEN

Several windows were missing the screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

9.4.2 Windows

Recommendation

OPERATION DIFFICULT

Window was generally difficult to operate. This was most likely caused by dirt or debris in the window tracks. Recommend cleaning by qualified professional.

Recommendation

Contact a handyman or DIY project

9.6.1 Walls

Recommendation

MINOR DAMAGE AND DETERIORATION - GENERAL

Interior walls in the home exhibited general minor damage or deterioration at the time of the inspection. This is typical throughout the home.

Recommendation
Contact a handyman or DIY project

9.6.2 Walls

Recommendation

INDICATIONS OF WOOD DESTROYING ORGANISMS

NORTH BEDROOM

There are signs of wood destroying organisms. Recommend further evaluation by a pest control professional to determine and perform the proper treatment and removal of the wood destroying organisms.

Recommendation
Contact a qualified pest control specialist.

9.7.1 Ceilings

Recommendation

INDICATIONS OF WOOD DESTROYING ORGANISMS

NORTH BATHROOM AND LIVING ROOM

There are signs of wood destroying organisms. Recommend further evaluation by a pest control professional to determine and perform the proper treatment and removal of the wood destroying organisms.

Recommendation
Contact a qualified pest control specialist.

9.8.1 Trim

Maintenance Item

TRIM DAMAGE/DETERIORATION-MINOR

Trim exhibited minor cosmetic damage/deterioration.

Recommendation

Recommend monitoring.

10: BATHROOM(S)

		IN	NI	NP	O
10.1	Toilet(s)	X			X
10.2	Sink(s)	X			X
10.3	Bathtub(s)	X			X
10.4	Shower(s)	X			X
10.5	Bathroom Exhaust Fan	X			X
10.6	Countertops & Cabinets	X			X
10.7	Tiled Areas	X			
10.8	Bathroom Electrical Notes	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Toilet(s): Condition
The toilet(s) appeared serviceable except where noted (see Observations for more information).

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.

Toilet(s): Water Drainage
The toilet(s) appeared to have functional drainage when the toilet(s) was flushed.

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

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.

Sink(s): Water Drainage
The sink(s) appeared to have functional drainage when operated., Drainage leaks were observed at the time of the inspection (see Observations for more information).

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

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.

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.

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.

Bathroom Exhaust Fan: Type
Operable Window, Exhaust Fan

Bathroom Exhaust Fan: Condition
The bathroom ventilation appeared serviceable except where noted (see Observations for more information).

Countertops & Cabinets: Countertop Condition
The countertops appeared serviceable except where noted (see Observations for more information).

Countertops & Cabinets: Cabinet Condition
The cabinets appeared serviceable except where noted (see Observations for more information).

Tiled Areas: Condition
The tiled areas in the bathroom appeared serviceable at the time of the inspection.

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 at the time of the inspection.

Observations

10.1.1 Toilet(s)

Maintenance Item

OLD AND STAINED

MASTER AND GUEST BATHROOM

The toilets in the master and guest bathrooms appeared old and stained, but were functional at the time of the inspection.

Recommendation

Recommend monitoring.



10.2.1 Sink(s)

Recommendation

MISSING STOPPER

MASTER AND GUEST BATHROOMS

The sink in the master and guest bathrooms had a missing stopper and stopper assembly and should be repaired or replaced by a qualified professional. Due to the missing stopper assembly this sink will leak when the water is running.

Recommendation

Contact a handyman or DIY project

10.3.1 Bathtub(s)

MISSING STOPPER

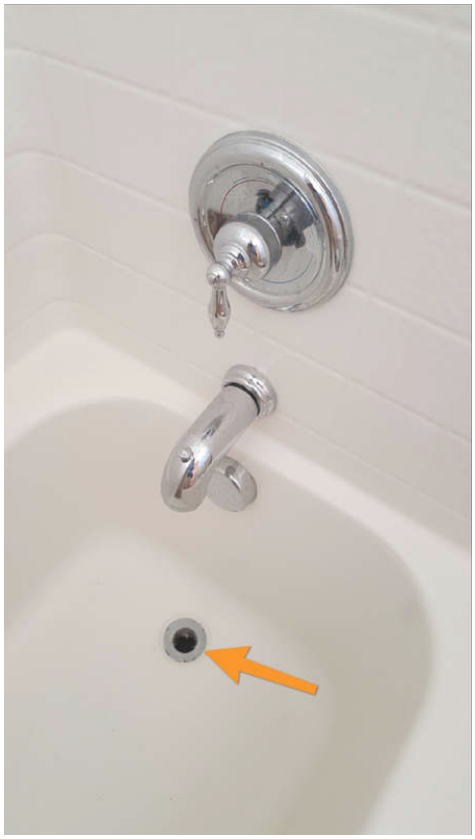
Recommendation

GUEST BATHROOM

The tub in this bathroom had a missing stopper and should be repaired or replaced.

Recommendation

Contact a handyman or DIY project



10.3.2 Bathtub(s)

HOT & COLD REVERSED

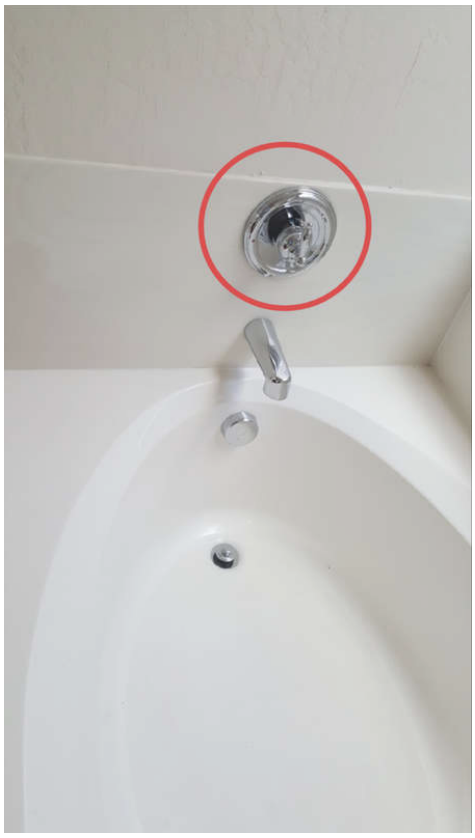
Safety Hazard

MASTER BATHROOM

Hot and cold water connections were reversed at the tub in this bathroom and should be corrected to prevent accidental scalding. The Inspector recommends service by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



10.4.1 Shower(s)

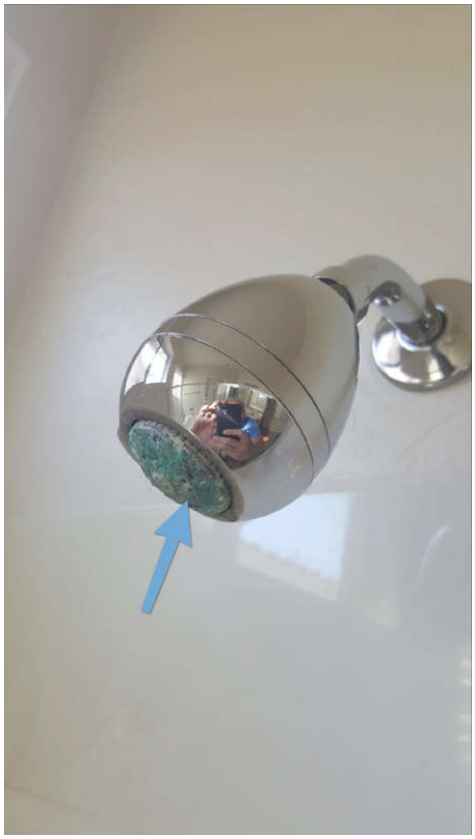
Maintenance Item

SHOWER HEAD HAD CORROSION OR BUILD-UP

The shower head had excessive corrosion or build up from mineral deposits in the water. Recommend cleaning the shower head by a qualified professional.

Recommendation

Contact a handyman or DIY project



10.5.1 Bathroom Exhaust Fan

Maintenance Item

DIRTY EXHAUST FAN

MASTER AND GUEST BATHROOMS

The exhaust fans in both bathrooms were dirty and needs to be cleaned. Recommend cleaning by a qualified professional.

Recommendation

Contact a handyman or DIY project

10.6.1 Countertops & Cabinets

Recommendation

COUNTERTOP CRACKED/CHIPPED

MASTER BATHROOM

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

Recommendation

Contact a qualified countertop contractor.

10.6.2 Countertops & Cabinets

Maintenance Item

COUNTERTOP- MINOR DAMAGE/DETERIORATION

GUEST BATHROOM

Countertop exhibited minor damage/deterioration at the time of inspection. This appeared to be a burn from a hot curling iron.

Recommendation

Recommend monitoring.

10.6.3 Countertops & Cabinets

Recommendation

CABINET DOOR HINGE LOOSE

MASTER BATHROOM

A cabinet in this bathroom had a loose door hinge.

Recommendation

Contact a qualified professional.

11: KITCHEN AND LAUNDRY

		IN	NI	NP	O
11.1	Kitchen Sinks	X			X
11.2	Kitchen Countertops & Cabinets	X			X
11.3	Garbage Disposal	X			
11.4	Dishwasher	X			X
11.5	Built-in Microwave	X			
11.6	Exhaust Fan for Range / Cooktop	X			
11.7	Range	X			
11.8	Cooktop			X	
11.9	Oven			X	
11.10	Refrigerator	X			
11.11	Kitchen Electrical Notes	X			
11.12	Tiled Areas - Kitchen & Laundry	X			
11.13	Laundry Washer and Dryer			X	
11.14	Laundry Exhaust Fan	X			X
11.15	Laundry Sink			X	
11.16	Laundry Countertops & Cabinets			X	
11.17	Laundry Electrical Notes	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

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.

Kitchen Sinks: Condition

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

Kitchen Sinks: 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 Sinks: 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

Laminate Countertop

Kitchen Countertops & Cabinets: Countertop Condition

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

Kitchen Countertops & Cabinets: Cabinet Condition

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

Garbage Disposal: Data Plate Photos

The data plate was present.

Garbage Disposal: Condition

The garbage disposal unit appeared serviceable at the time of the inspection.

Dishwasher: Data Plate Photos

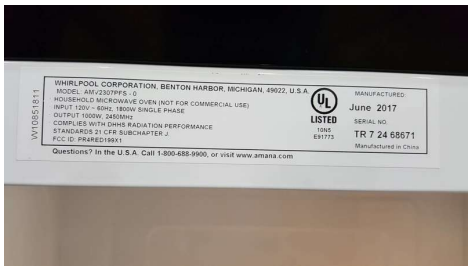
The data plate was present.

Dishwasher: Condition

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

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

The data plate was present.

The range exhaust fan was connected to and part of the microwave oven.

Exhaust Fan for Range / Cooktop: Condition

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

Range: Data Plate Photos

The data plate was present.

Manufacture Date: 2005

Range: Energy Source
Natural Gas

Range: Range Cooktop Condition
The range cooktop appeared serviceable at the time of the inspection.

Range: Range Oven Condition
The range oven appeared serviceable at the time of the inspection.

Range: Anti-Tip
The range was equipped with an anti-tip device designed to prevent overturning.

Refrigerator: Data Plate Photos

The data plate was present.

Manufacture Year: 2004

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)

Ground fault circuit interrupter (GFCI) protection was installed within 6 feet of interior plumbing fixtures and appeared serviceable at the time of the inspection.

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 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.

Laundry Electrical Notes: Dryer 240 Volt Outlet

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

Limitations

Observations

11.1.1 Kitchen Sinks

Recommendation

RECOMMEND UPGRADING WATER SUPPLY LINES

Recommend upgrading the flexible plastic water supply lines to a braided stainless steel water supply line for added protection against leakage and/or breaks.

Recommendation

Contact a qualified professional.

11.1.2 Kitchen Sinks

Recommendation

FAUCET DID NOT SWIVEL

The faucet in the kitchen was unable to swivel between the two sinks. Recommend repair by a qualified professional.

Recommendation

Contact a handyman or DIY project

11.1.3 Kitchen Sinks

Maintenance Item

FAUCET HAD EXCESSIVE CORROSION OR BUILD-UP

The kitchen faucet had excessive corrosion or build up from mineral deposits in the water. Recommend cleaning the faucet by a qualified professional.

Recommendation

Contact a handyman or DIY project

11.2.1 Kitchen Countertops & Cabinets

Recommendation

CABINET HINGE LOOSE

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

Recommendation

Contact a handyman or DIY project

11.2.2 Kitchen Countertops & Cabinets

Recommendation

CABINET- MINOR DAMAGE/DETERIORATION

Cabinetry exhibited minor damage/deterioration at the time of inspection.

Recommendation

Recommend monitoring.

The trim or moulding at the top of the upper cabinets was loose and needs to be re-attached.

11.2.3 Kitchen Countertops & Cabinets

Recommendation

COUNTERTOP- MINOR DAMAGE/DETERIORATION

Countertop exhibited minor damage/deterioration at the time of inspection.

Recommendation

Recommend monitoring.

11.4.1 Dishwasher

Recommendation

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. Implication: 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.

11.4.2 Dishwasher

Recommendation

RUST OR DISCOLORATION

Rust or discoloration was present at the interior of the dishwasher walls and/or racks that are an indication of ware, age or other defects. The dishwasher may be an older component and the future life expectancy cannot be determined. you can continue to use and service this component until replacement is necessary.

Recommendation

Recommend monitoring.

11.14.1 Laundry Exhaust Fan

Recommendation

EXHAUST FAN WAS DIRTY

The exhaust fan in the laundry room was dirty and needs to be cleaned. Recommend cleaning by a qualified professional.

Recommendation

Contact a qualified professional.

12: GARAGE

		IN	NI	NP	O
12.1	Floor	X			X
12.2	Walls	X			
12.3	Ceiling	X			
12.4	Fire Separation	X			
12.5	Door to Living Space	X			X
12.6	Steps / Stairs to Living Space			X	
12.7	Overhead Garage Door(s)	X			X
12.8	Automatic Opener(s)	X			X
12.9	Door to Exterior	X			
12.10	Garage Electrical Notes	X			X
12.11	Garage Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

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 at the time of the inspection.

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 except where noted (see Observations for more information)., Pet door interrupts integrity of fire door., Self-closer was operational

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 except where noted (see Observations for more information).

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

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

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

1

Automatic Opener(s): **Condition**

The automatic garage door opener(s) appeared serviceable except where noted (see Observations for more information).

Door to Exterior: Condition

The garage door to the exterior 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 except where noted (see Observations for more information).

Garage Ventilation: Condition

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

Limitations

General Information

OCCUPANT BELONGINGS BLOCK PORTIONS/AREAS OF THE GARAGE MAKING IT UNABLE TO BE FULLY INSPECTED. DO A CAREFUL CHECK ON YOUR FINAL WALK-THROUGH.

Observations

12.1.1 Floor

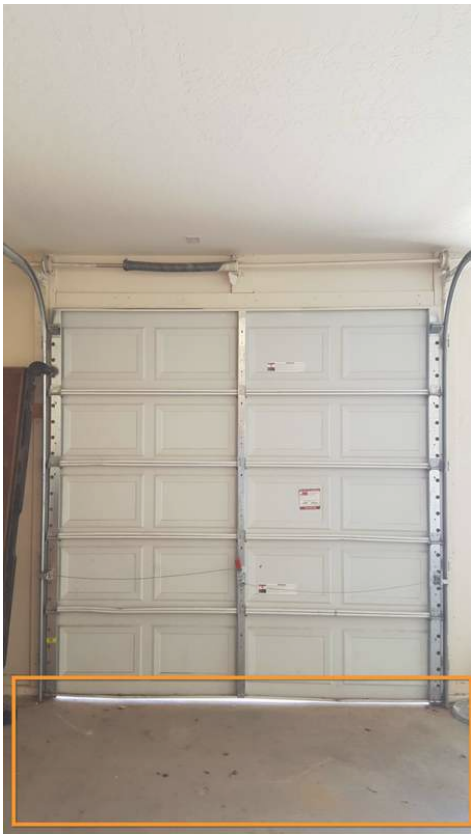
Recommendation

STAINING

Garage floor shows visible staining from oil/grease and paint. Recommend scrubbing with a degreaser or cleaning solution.

Recommendation

Recommended DIY Project



12.5.1 Door to Living Space

Recommendation

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Recommendation

Contact a qualified door repair/installation contractor.

12.7.1 Overhead Garage Door(s)

Recommendation

STICKING

the single bay garage door sticks when manually opening/closing. The garage door may need adjustment with the wheels and/or track. Recommend a qualified garage contractor to repair.

Recommendation

Contact a qualified garage door contractor.

12.7.2 Overhead Garage Door(s)

Recommendation

MISSING WEATHER STRIPPING

Weather stripping was missing at the underside of the single garage door at the time of the inspection. Recommend installing garage weather stripping by a qualified professional.

Recommendation

Contact a qualified garage door contractor.

12.8.1 Automatic Opener(s)

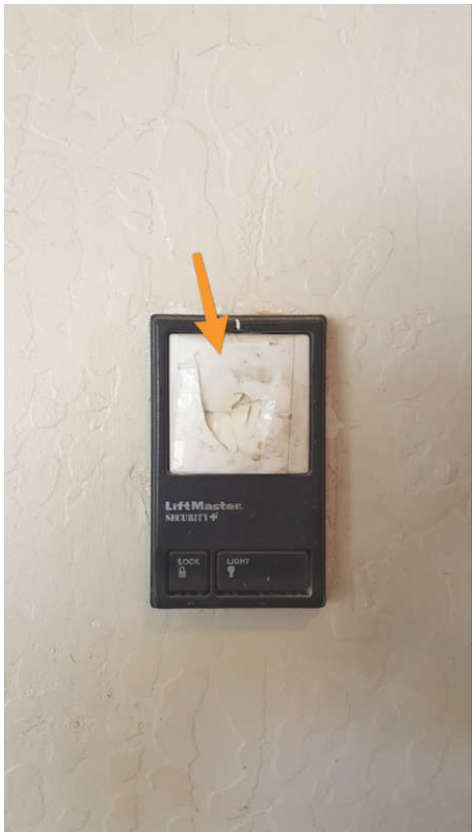
Recommendation

AUTOMATIC GARAGE DOOR SWITCH WAS DAMAGED

The control switch to the automatic garage door opener was damaged at the time of the inspection. Recommend repair or replacement by a qualified contractor.

Recommendation

Contact a qualified garage door contractor.



12.10.1 Garage Electrical Notes

Recommendation

GARAGE OUTLET WAS NOT GFCI PROTECTED

This Outlet located in the garage on the South Wall was not GFCI protected as required. Recommended electrical contractor for evaluation and correction.

Recommendation

Contact a qualified electrical contractor.

13: INSULATION & VENTILATION

		IN	NI	NP	O

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Crawlspace Insulation, Vapor Retarders and Ventilation

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

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

Bathroom, Kitchen and Laundry Ventilation

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

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

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

STANDARDS OF PRACTICE

Structural Components
3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under-floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure.

3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing
5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, flues, and chimneys that are not readily accessible. C. other installed accessories.

Plumbing
6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves.

6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply flow and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Electrical
7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method.

7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, flues, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems.

8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, flues, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Cooling

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems.

9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

Interiors, Doors and Windows

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Insulation & Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.