

22 HOME INSPECT LLC

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RESIDENTIAL HOME INSPECTION

1234 Main St.
Tempe AZ 85284

Buyer Name

03/11/2019 9:00AM



Inspector

Aaron Westman

AZ #68161, NACHI18091738

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Agent

Agent Name

555-555-5555

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1: GENERAL INFORMATION / OVERVIEW

Information

Comment Key and Definitions

The following definitions are of the Items, components or system(s) that were visually inspected.

Appears Serviceable (AS) = The item, component or system was visually inspected, and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Serviceable with Defects* (SD) = The item, component or system was inspected and appeared to be functioning as intended. The item was found to also have a deficiency and/or concern and will fall under one of the categories below.

Near End of Lifespan (NEAR) = The item, component or system was inspected, observation of damage or concern was visible due to age, use, and/or weathering. Indicating that the item is at or near the end of its useful life.

Substandard (SUB) = The item, component or system was visually inspected. Deficiency(s) and/or concern were observed which prevented or limited proper function.

Limitations (LIM) = The item, component or system was not inspected or fully inspected due to preventive factors such as weather, item condition, structure, and/or beyond the scope of the Home Inspector.

Defects (DEF) = The item was found to also have a deficiency and/or concern and will fall under one of the categories below.

Not Inspected / Unknown (UNK) = The item, component or system was not inspected and/or not visible for inspection. Representation made of whether or not it was functioning as intended and will state a reason for not inspecting.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information." The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers but designed only to provide you with specific information about the property.

FINDING

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing or selling this home. Any findings/comments that are listed under "**Safety / Attention**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase or sell the property.

Maintenance / Minor = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance. Items showing signs of wear or deterioration could result in an adverse condition at some point in the future; and considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Often items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Concern / Moderate = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; and may be showing more severe signs of wear or deterioration that could result in an adverse condition at some point in the future. Considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **Handyman or a Qualified Professional (Licensed and Insured Contractor)** and are commonly not considered routine maintenance or DIY items.

Safety / Attention = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk. Typically the item, component or system is **Not** functioning as intended or needs further evaluation by a **Qualified Professional (Licensed and Insured Contractor)** or a Contractor specialized in a specific or particular field which may cause damage to the structure. Items, components or units that can be repaired to the satisfactory condition may not need replacement.

2: INSPECTION / PROPERTY DETAILS

Information

In Attendance

Client's Agent, Home Owner

Time (Start - Completion)

2:00 - 3:45 PM

Bedroom(s)

3

Building Type

Detached, Single Family

Occupancy

Occupied-Furnished

Utilities ON

Gas, Water, Electric

Bathroom(s)

2

Style

Spanish

Temperature

64 Fahrenheit (F)

Weather Conditions

Clear, Dry

Building Size

1,537 Sqft

Year Built

2004 Year

Home Views: Exterior

South (Front)



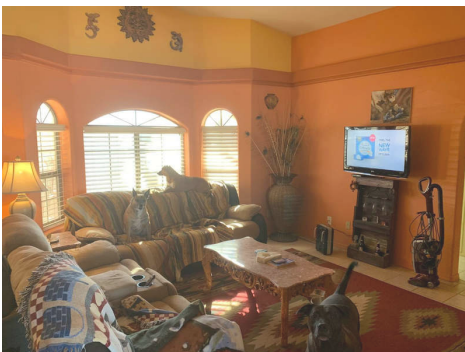
West (Side)



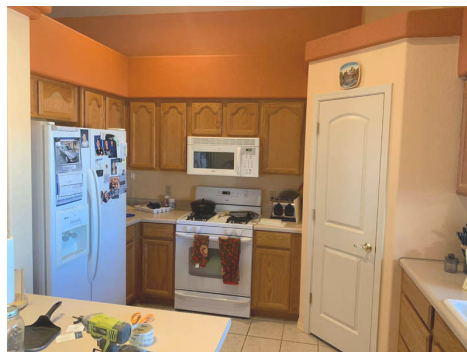
North (Back)



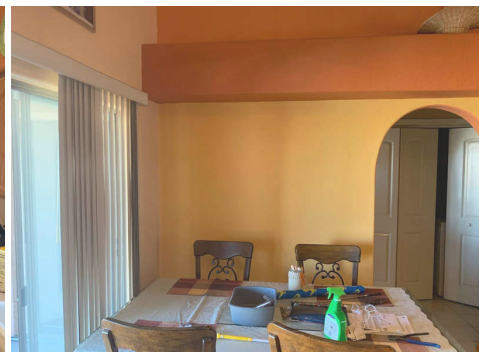
East (Side)

Home Views: Interior

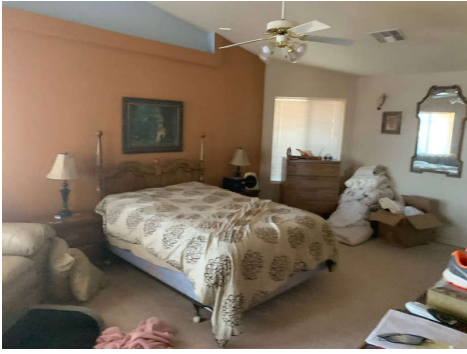
Living Room



Kitchen



Dining Room



Bedroom A (Master)



Bedroom B (Northeast)



Bedroom C (Southeast)



Bathroom 1 (Master)



Bathroom 2



Garage

Limitations

General

OCCUPIED AND/OR FURNISHED

Many areas and items at this property were obscured by furniture stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on countertops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage, and in the attic may also be obscured by stored items. The inspector, in general, does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

3: BUILDING LOT

		AS	SD	NEAR	SUB	LIM	UNK
3.1	Grading & Drainage		X				
3.2	Vegetation	X					
3.3	Driveway	X	X				
3.4	Walkways		X				
3.5	Fences & Gates	X					
3.6	Appurtenance	X					
3.7	Patio (Columns)	X					

AS = Appears Serviceable SD = Serviceable with Defects* NEAR = Near End of Lifespan SUB = Substandard LIM = Limitations UNK = Not Inspected / Not Visible

Information

Grading & Drainage: Grade

Level - Flat

Driveway: Type

Concrete

Walkways: Type

Concrete, Pavers

Fences & Gates: Fence

CMU

Fences & Gates: Gate

Metal

Appurtenance: Type

Patio, Detatched Structure

Limitations

General

GENERAL LIMITATIONS - GRADING & DRAINAGE

Limited inspection of the performance of lot drainage and grading. Limited due to the conditions existing at the time of the inspection only and evidence of past problems. I cannot guarantee the performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems.

Fences & Gates

GATE - LOCKED

EAST (SIDE)

One or more gate(s) were locked, during the time of the inspection. Unable to test for proper function and operation. Any other deficiencies observed will be noted.

Finding

3.1.1 Grading & Drainage

GRADING - NEUTRAL OR NEGATIVE GRADE (M)



The home had areas appeared to have neutral or negative drainage that could route water runoff from precipitation toward the foundation. Recommend monitoring and/or re-grading these areas to ensure proper drainage. near the foundation and help reduce the risk of foundation damage. The ground should slope away from home a minimum of 1/4-inch per foot for a distance of at least six feet from the foundation and help reduce the risk of foundation damage and/or other structural concerns.

Recommendation

Contact a qualified professional.

3.4.1 Walkways

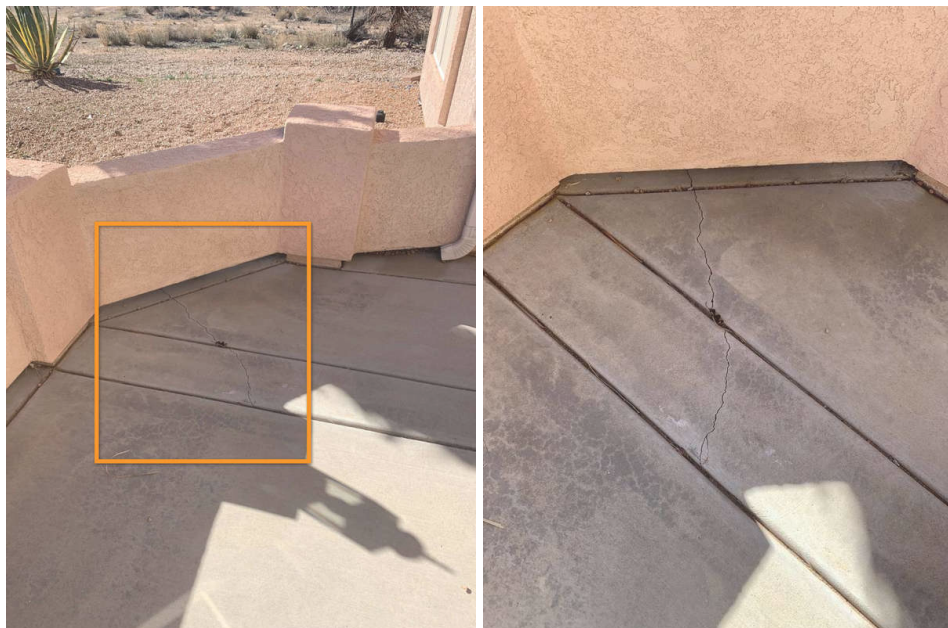
**WALKWAY - COMMON CRACKING**

PATIO (FRONT)

Common cracks (1/4-inch or less) were visible in the Walkway. Cracks exceeding 1/4 inch should be filled with an appropriate material to avoid continued damage to the Walkway surface from water intrusion.

Recommendation

Contact a handyman or DIY project



3.5.1 Fences & Gates

**FENCE - MINOR DAMAGE**

Boundary fence and/or gates exhibited minor damage or deterioration at the time of the inspection. Recommend continued monitoring and make repairs or replace sections when necessary.

Recommendation

Contact a handyman or DIY project

4: STRUCTURE

		AS	SD	NEAR	SUB	LIM	UNK
4.1	Foundation	X				X	
4.2	Floor Structure	X					
4.3	Wall Structure	X					
4.4	Columns	X					
4.5	Roof / Ceiling Structure	X					

AS = Appears Serviceable SD = Serviceable with Defects* NEAR = Near End of Lifespan SUB = Substandard LIM = Limitations UNK = Not Inspected / Not Visible

Information

Foundation: Type

Concrete / Slab on Grade

Floor Structure: Type

Concrete

Wall Structure: Type

Wood Frame

Columns: Columns

Wood Frame / Stucco

Roof / Ceiling Structure: Structure

Wood / Trusses

Roof / Ceiling Structure: Sheathing

Plywood Sheathing

Limitations

Foundation

SLAB NOT VISIBLE

During the time of inspection, the lot grading was near and/or in contact with the siding of the home. The stem wall of the slab was not visible due to this defect. Due to the condition of the portions of the stem wall and foundation cannot be commented on and are disclaimed from this report.

5: EXTERIOR

		AS	SD	NEAR	SUB	LIM	UNK
5.1	Doors (Exterior / Entry)		X				
5.2	Walls (Exterior)		X		X		
5.3	Flashing and Trim	X					
5.4	Eaves, Soffits and Fascia	X					

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Information

Doors (Exterior / Entry): Operation
Operational

Walls (Exterior): Cladding
Stucco

Flashing and Trim: Trim
Stucco / Wood

Finding

5.1.1 Doors (Exterior / Entry)

Concern/Moderate

DEADBOLT INOPERABLE / DIFFICULT

DETACHED STRUCTURE

One or more deadbolts were inoperable or difficult to operate. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified handyman.



5.1.2 Doors (Exterior / Entry)

Concern/Moderate

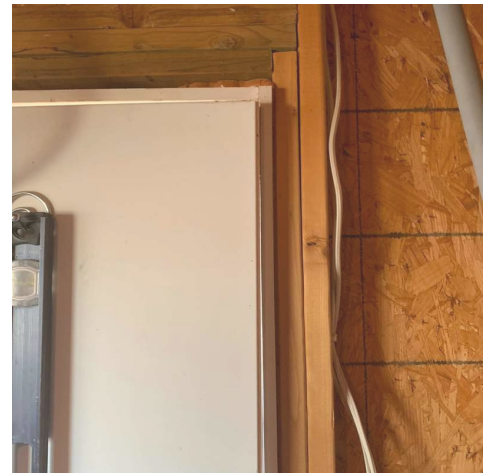
DOOR - OUT OF SQUARE

DETACHED STRUCTURE

One or more doorways were visibly out of square and doors did not close. Recommend making repairs by a Qualified Contractor to ensure proper function. (Detached Structure)

Recommendation

Contact a qualified professional.



5.1.3 Doors (Exterior / Entry)

SCREEN DOOR - LOCK DAMAGED

KITCHEN / DINNING ROOM

Rear screen door latch was damaged or missing. Recommend that a qualified person repair or replace as necessary.

Recommendation

Contact a qualified handyman.

 Concern/Moderate



5.1.4 Doors (Exterior / Entry)

SCREEN DOORS DIFFICULT

One or more screen doors were difficult to open or close. Recommend through cleaning, repair or replace may be necessary.

Recommendation

Contact a handyman or DIY project

 Concern/Moderate

5.1.5 Doors (Exterior / Entry)

DOOR - FRAME MOISTURE DAMAGE (MINOR)

WEST (SIDE)

Minor moisture damaged observed on the exterior door trim. Recommend repainting in order to prevent further damage. (Garage side access)

Recommendation

Contact a qualified professional.

 Maintenance/Minor



5.2.1 Walls (Exterior)

STUCCO SIDING - GROUND CLEARANCE



ENTIRE HOME EXTERIOR

Stucco covering exterior walls of the home had inadequate clearance from grade. Stucco should terminate a minimum of 4 inches above grade and 2 inches from hardscape. Condensed water behind the veneer may not be able to escape, and moisture can accumulate in the wood structure behind. This also presents a pathway for wood destroying organisms to enter the dwelling undetected. Recommend grading and/or removing soil as necessary to maintain a 4-6 inches clearance and continue to monitor. Hardscape corrections should be further evaluated and discussed with a licensed contractor for repair options.

Recommendation

Contact a qualified professional.



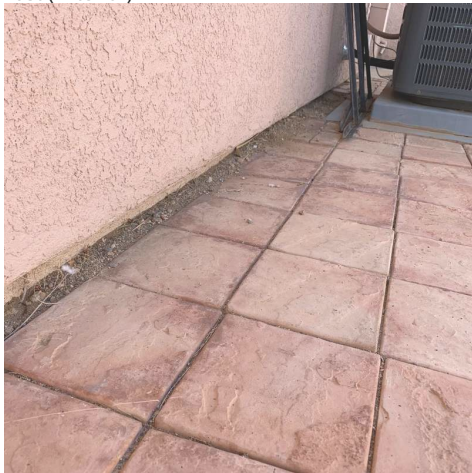
East (Exterior)



North (Front)



North (Front)



5.2.2 Walls (Exterior)

STUCCO SIDING - MINOR THERMAL CRACKING

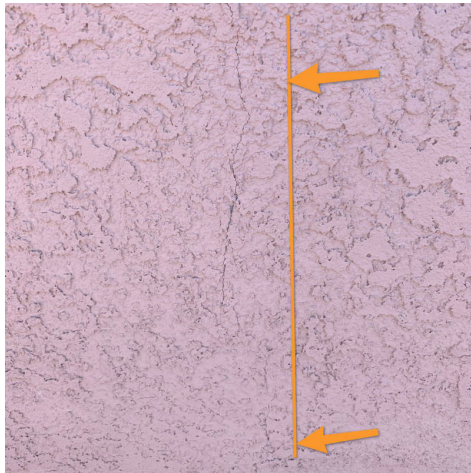
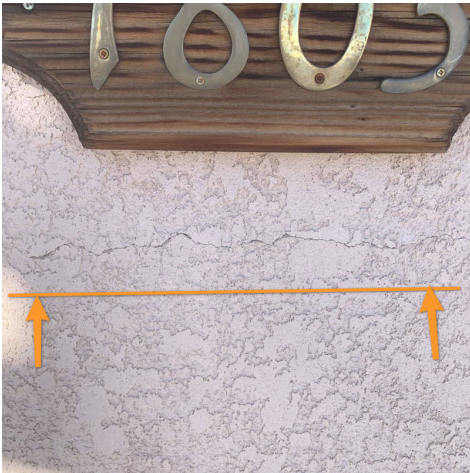
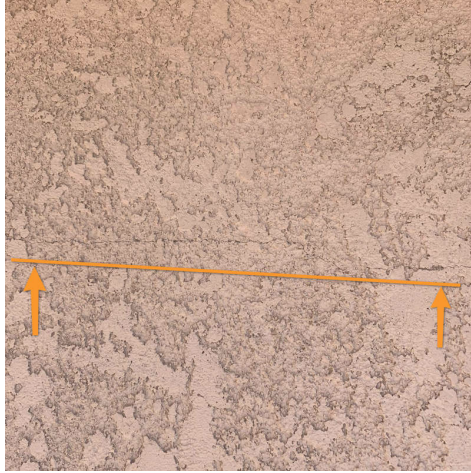
 Concern/Moderate

OBSERVED AROUND ENTIRE HOME

The stucco covering exterior walls showed widespread minor cracking. This type of cracking, called "thermal cracking" is typically due to internal stresses created by temperature changes. It is common as stucco ages and is currently a cosmetic concern, not a structural problem. However, recommend continuing monitoring and cracks exceeding 1/16-inch in width should be filled with an appropriate material to minimize future damages.

Recommendation

Contact a qualified professional.



5.2.3 Walls (Exterior)

 Safety/Attention

STUCCO SIDING - POOR INSTALLATION

DETACHED STRUCTURE

Stucco covering exterior walls of the home showed evidence of poor installation practices. Stucco was in complete contact with ground to prevent potential damage from moisture intrusion to the (Detached Structure) materials, potential structural damage from wood decay, and possible development of microbial growth such as mold. Recommend consulting with a Licenced contractor for repair options.



5.3.1 Flashing and Trim

 Concern/Moderate

TRIM - PEELING PAINT

Trim on home showed signs of age and weathering from peeling, fading, and/or chipping paint during the time of the inspection. Recommend repainting in order to maintain a finishing coat. This will help to extend the lifespan and reduce further damage from ultraviolet light and moisture damage.

Recommendation

Contact a qualified painting contractor.

5.4.1 Eaves, Soffits and Fascia

 Maintenance/Minor

PAINT FINISH - FADING/FAILING

MANY LOCATIONS THOUGHOUT HOME

The paint finish is fading, chipping, and/or failing. Failure to maintain the finish coating can lead to ultraviolet and/or moisture damage, reducing the lifespan of the siding. Recommend monitoring or have areas be properly prepared and painted by a Qualified Painter.

Recommendation

Recommend monitoring.



6: ROOFING

		AS	SD	NEAR	SUB	LIM	UNK
6.1	Covering (Main Roof)		X				
6.2	Roof Drainage System	X					
6.3	Flashings	X					
6.4	Penetrations		X				

AS = Appears Serviceable SD = Serviceable with Defects* NEAR = Near End of Lifespan SUB = Substandard LIM = Limitations UNK = Not Inspected / Not Visible

Information

Roof Level(s)

Main Roof

Main Roof Type

Gable

Roof Inspection Method

Walked

Evidence of Leaking

No

Covering (Main Roof): Type

Asphalt / Composition

Roof Drainage System: Gutters and Material

Aluminum

Penetrations: Type

Plumbing Vents, Exhaust Vents, Chimney

Finding

6.1.1 Covering (Main Roof)

 Maintenance/Minor

ROOF - AGING

The general condition of the roof appears to be in serviceable condition with signs of weathering and aging. Recommend regular maintenance and inspection.

Recommendation

Recommend monitoring.



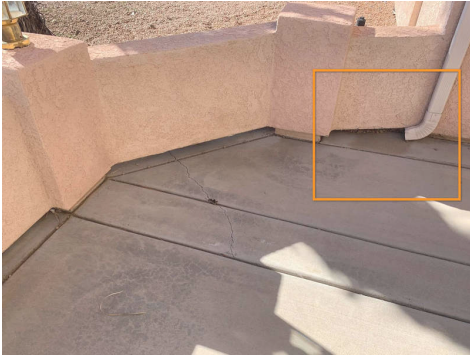
6.2.1 Roof Drainage System

 Concern/Moderate**DOWNSPOUT - IMPROPER TERMINATION**

One or more downspouts discharged roof drainage next to the foundation or sloped back into the foundation. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Recommend installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

Recommendation

Contact a qualified professional.



Patio (Front)



West (Side)

7: PLUMBING (WATER & FUEL)

		AS	SD	NEAR	SUB	LIM	UNK
7.1	Water Service	X					
7.2	Distribution Lines (Water)	X					
7.3	Faucets		X				
7.4	Sinks / Lavatorys		X				
7.5	Bathtub / Shower	X					
7.6	Toilets / Bidets	X					
7.7	Waste and Vent Systems	X					
7.8	Hot Water Heater		X				
7.9	Automatic Safety Controls	X					
7.10	Fuel Systems	X					

AS = Appears Serviceable SD = Serviceable with Defects* NEAR = Near End of Lifespan SUB = Substandard LIM = Limitations UNK = Not Inspected / Not Visible

Information

Insulated / Supported

Exposed lines appear properly insulated, Yes

Water Supply Leaks

No Leaks Observed

Functional Drainage

Appears Satisfactory

Waste Line Leaks

No Leaks Observed

Cross Connections

No

Water Service: Main

Water Service: Main Line: Shut-Off Location

North (Exterior) Alley



Water Service: Main Line: Type - Size

Copper, 1 in

Water Service: Meter location

Rear alley

Water Service: Pressure Regulator Present

Not visible

Water Service: Service Source

Shared well

Water Service: Water Pressure

70-80 PSI

Distribution Lines (Water): Information

Distribution Lines (Water): Type

Copper

Sinks / Lavatorys: Information

Sinks / Lavatorys: Faucets: Condition

Appears Serviceable

Sinks / Lavatorys: Faucets: Operation

Appears Serviceable

Bathtub / Shower: Information

Bathtub / Shower: Faucets: Condition

Appears Serviceable

Bathtub / Shower: Faucets: Operation

Satisfactory with defects

Toilets / Bidets: Information

Toilets / Bidets: Faucets: Condition

Appears Serviceable

Toilets / Bidets: Faucets: Operation

Appears Serviceable

Waste and Vent Systems: Information

Waste and Vent Systems: Functional Drainage

Satisfactory

Waste and Vent Systems: Vent Materials

PVC

Waste and Vent Systems: Waste Line Materials

PVC

Hot Water Heater: Information

Hot Water Heater: Brand

GE

Hot Water Heater: Date

2010 #

Hot Water Heater: Location

Garage

Hot Water Heater: Model #

GE40T06AAG1

Hot Water Heater: Type

Gas

Hot Water Heater: Flues and Vents

Appears Serviceable

Automatic Safety Controls: Type

TPR Valve

Automatic Safety Controls: Operation

Appears Operational

Fuel Systems: Information

Fuel Systems: Insulated / Supported

Exposed lines appear properly insulated, Yes

Fuel Systems: Shut-off Location

At Tank, Exterior, South

Fuel Systems: Source

Public

Fuel Systems: Supply Material

Unknown

Fuel Systems: Gas - Location

Front Yard (South)



Limitations

General

IRRIGATION / SPRINKLERS

Note: This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

General

PRIVATE SEPTIC

Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

1. Consult with the property owner about this system's maintenance and repair history
 2. Review any documentation available for this system
 3. Review inspection and maintenance requirements for this system
 4. That a qualified specialist evaluate, perform maintenance and make repairs if necessary
-

General

SHARED WELL

Note: Based on information provided to the inspector, the water supply to this property is from a shared or community well. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Recommend that the client review the recorded agreements regarding the well, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the water system. If no shared well agreement exists, access to the well water supply will be uncertain. Also recommend the following:

1. That a qualified well contractor fully evaluate the well, including a conducting a pump/flow test
 2. That the well water be tested per the client's concerns (e.g. coliforms, pH, contaminants)
 3. Research the well's history (e.g. how/when constructed, how/when maintained or repaired)
 4. If the well is not on the client's property, verify that the well's property owner does not harm the well water's quality through land use practices
 5. Document the current well capacity and water quality for future reference
-

General

WATER FILTER / REVERSE OSMOSIS

Note: A water filtration / reverse osmosis system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Filter cartridges typically need replacing periodically. Cleaning and other maintenance may also be needed. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.

Hot Water Heater

LIMITED VISIBILITY

During the time of inspection, the owners belonging were blocking access to the Hot Water heater, A full evaluation of the system was not able to be performed.



Finding

7.2.1 Distribution Lines (Water)

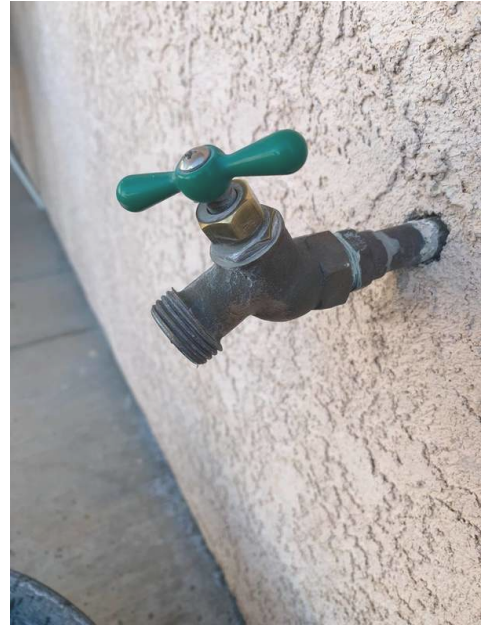
 Concern/Moderate

HOSE BIB MISSING

A hose bib was missing/removed and capped. This could lead to a possible cross connection which can contaminate the water supply. Recommend that repairs be made by a qualified licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Sinks / Lavatorys

 Maintenance/Minor

DRAIN - STOPPER SUB-STANDARD

BATHROOM 2

The drain stopper in one or more location fails to hold a proper seal when engaged. Recommend repairing or making adjustments as necessary.

Recommendation

Contact a handyman or DIY project

7.4.2 Sinks / Lavatorys

 Concern/Moderate

VALVES - MINOR CORROSION / UPGRADE

Minor corrosion observed on valves in one or more locations. No test performed on gate valves at the time of the inspection. Recommend upgrading to ball valve design for better reliability and ensuring proper operation of all shut-off valves.

Recommendation

Contact a qualified professional.



7.5.1 Bathtub / Shower

DIVERTER PULL DAMAGED

BATHROOM 2

The diverter pull was not functioning properly. Recommend repair.

Recommendation

Contact a qualified plumbing contractor.

 Concern/Moderate



7.5.2 Bathtub / Shower

SHOWER/BATHTUB - FAUCET LEAK

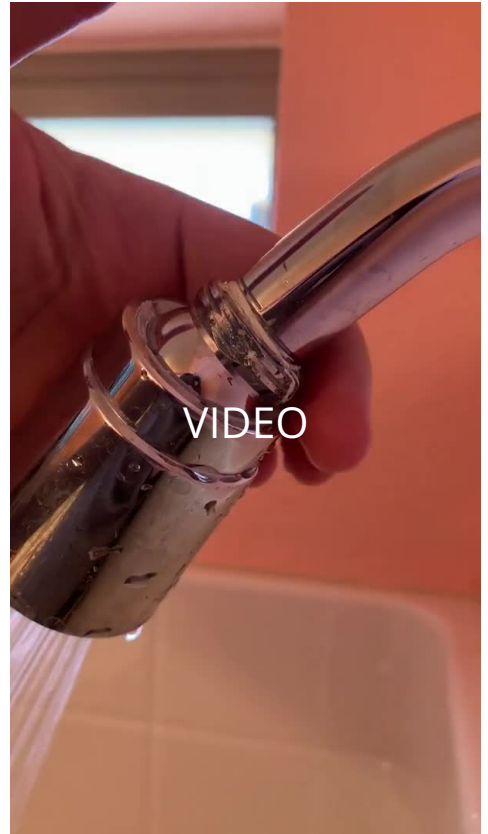
BATHROOM 2

Faucet handles leaked when testing operation, which is causing wasted water and is not performing as intended. Recommend making repairs or replacing the faucet.

Recommendation

Contact a handyman or DIY project

 Maintenance/Minor



7.5.3 Bathtub / Shower

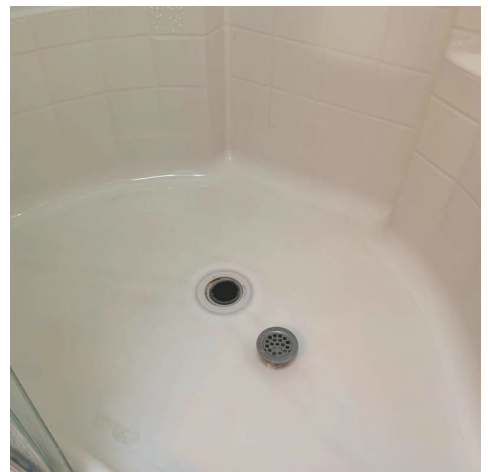
SHOWER DRAIN - DAMAGED OR MISSING

The shower drain guard was missing or damaged during the time of inspection. Recommend reairing or replacing as needed.

Recommendation

Contact a handyman or DIY project

 Concern/Moderate



7.8.1 Hot Water Heater

DRIP LEG/SEDIMENT TRAP - MISSING

 Concern/Moderate

GARAGE

The hot water heater is missing Drip Leg/ Sediment trap on the fuel line. Recommend making repairs.

Recommendation

Contact a qualified professional.

8: INTERIOR (LIVING SPACE)

		AS	SD	NEAR	SUB	LIM	UNK
8.1	Doors (Interior & Closets)	X					
8.2	Windows		X				
8.3	Wall(s)	X					
8.4	Ceilings	X					
8.5	Floors	X					
8.6	Counters & Cabinets		X				
8.7	Door Bell	X					
8.8	Smoke & CO Detectors			X		X	

AS = Appears Serviceable SD = Serviceable with Defects* NEAR = Near End of Lifespan SUB = Substandard LIM = Limitations UNK = Not Inspected / Not Visible

Information

Doors (Interior & Closets): Operation

Operational with Defects*

Windows: Operation

Operational with Defects*

Windows: Type

Sliders, Vinyl

Counters & Cabinets: Cabinets

Wood

Counters & Cabinets: Countertops

Laminate

Limitations

General

OCCUPIED AND/OR FURNISHED

Many areas and items at this property were obscured by furniture stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on countertops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage, and in the attic may also be obscured by stored items. The inspector, in general, does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

General

INTERIOR FINISHES

Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. Furniture, area rugs, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Carpeting, window treatments, central vacuum systems, household appliances, screening, recreational facilities, paint, wallpaper, and other finish treatments are not inspected unless otherwise noted in this report. Recommend a thorough review of interior areas during final walk-through inspection prior to closing.

Finding

8.1.1 Doors (Interior & Closets)

DOOR - STICK/RUB(S)

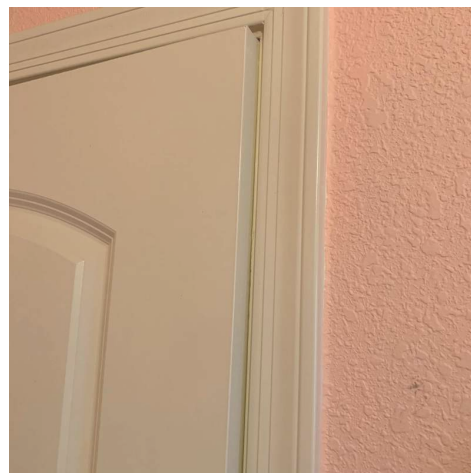
BEDROOM B

 Maintenance/Minor

Potential safety hazards and cosmetic implications. One or more door(s)stick and/or rub when opening. Recommend making adjustments or repairs if necessary, preventing possible emergency egress concerns.

Recommendation

Contact a handyman or DIY project



8.1.2 Doors (Interior & Closets)

DOOR STOPPER(S)

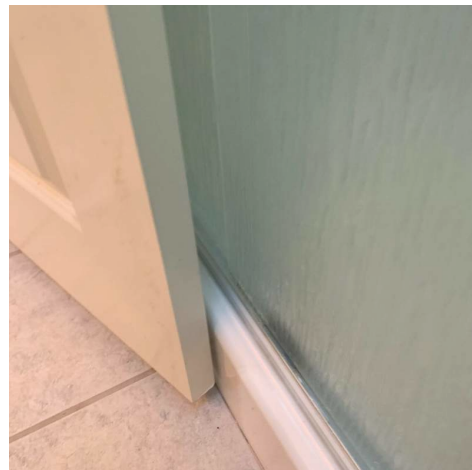
BATHROOM 1

Door stoppers were damaged or missing. Recommend installing or replacing as needed.

Recommendation

Contact a handyman or DIY project

 Maintenance/Minor



8.2.1 Windows

WINDOW(S) - OPERATION/CLEANING

ENTIRE HOME

Window(s) were lightly difficult to operate. Recommend general cleaning and lubricating for ease of function, other adjustments or repairs may be required. Additionally, continued maintenance and cleaning will extend window function and aesthetics.

Recommendation

Contact a handyman or DIY project

 Maintenance/Minor

8.6.1 Counters & Cabinets

DRAWER DIFFICULT / DRAGS

One or more cabinet drawers were difficult to open or close. Recommend that a qualified person or handyman repair or adjust as necessary.

 Concern/Moderate

8.8.1 Smoke & CO Detectors

SMOKE ALARM / LOW BATTERY

The batteries in all the smoke alarms should be replaced after taking occupancy. Batteries should be replaced annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing.

Recommendation

Contact a handyman or DIY project

 Safety/Attention

9: ELECTRICAL

		AS	SD	NEAR	SUB	LIM	UNK
9.1	Service Type						
9.2	Service Conductor	X					
9.3	Service Ground	X				X	
9.4	Main Panel	X					
9.5	Overcurrent Protection Device				X		
9.6	Branch Circuit Wiring		X				
9.7	Lighting / Switches				X		
9.8	Receptacles				X		
9.9	GFCI Protection	X					

AS = Appears Serviceable SD = Serviceable with Defects* NEAR = Near End of Lifespan SUB = Substandard LIM = Limitations UNK = Not Inspected / Not Visible

Information

Service Type: Entrance

Underground

Service Conductor: Type

Not Visible

Service Conductor: Amperage

200 AMP

Service Conductor: Voltage

120/240 Volts

Service Ground: Status

Present and Appears Serviceable

Main Panel: Information

Main Panel: Location

East (Exterior)



Main Panel: Main Disconnect Rating

200 AMP

Main Panel: Panel Capacity

200 AMP

Main Panel: Panel Manufacturer

Square D

Main Panel: Sub-Panel

N/A

Overcurrent Protection Device: Type

Breakers

Overcurrent Protection Device: Compatibility

Breaker Size too Large for Wire Panel

Branch Circuit Wiring: Type

Copper

Lighting / Switches: Information

Lighting / Switches: Operation

Operational

Receptacles: Information

Receptacles: Operation

Operational with Defects*

GFCI Protection: Information**GFCI Protection: Operation**

Operational, Inspection Limited

GFCI Protection: GFCI Protection Present

Yes

Limitations

General

ELECTRICAL LIMITATIONS

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110-volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, the power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified, and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

General

CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Service Conductor

SERVICE ENTRANCE - OBSERVATION LIMITATIONS

Because the service entrance conductors were hidden behind service panel components, the inspector was unable to view markings in order to determine the service entrance conductor amperage rating and type. Confirmation of correct service entrance conductors sizing will require the services of a qualified electrical contractor.

GFCI Protection

LIMITED INSPECTION

Unable to trip outside GFCI due to owners belonging in Garage where the GFCI reset button is located.

Finding

9.5.3 Overcurrent Protection Device

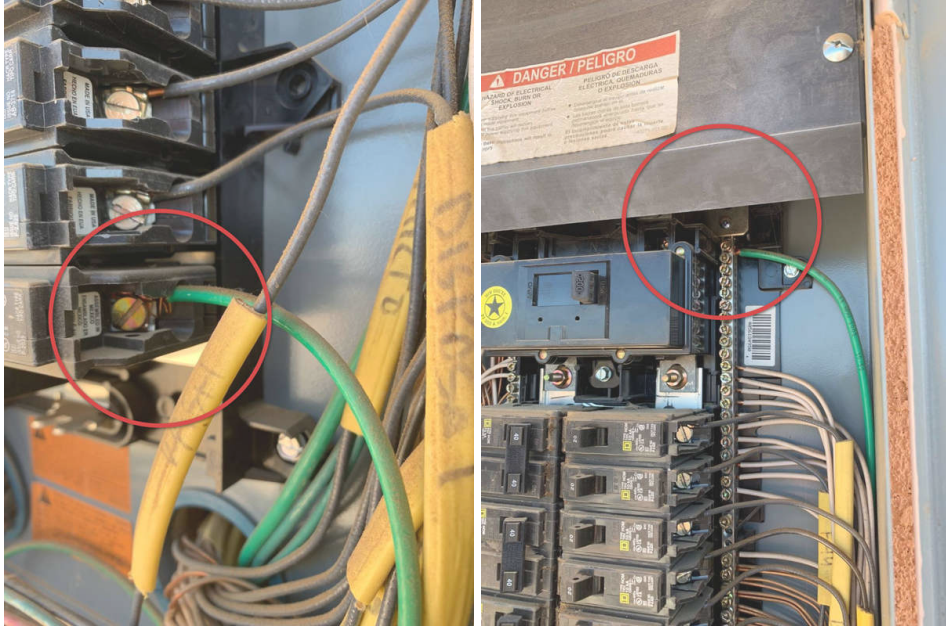
UNPROFESSIONAL WIRING



Unprofessional wiring was observed in the main panel box during the time of inspection. Recommend that qualified licensed contractor further evaluate and make repairs if necessary.

Recommendation

Contact a qualified professional.



9.6.1 Branch Circuit Wiring

LOOSE WIRE(S) NOT PROPERLY TERMINATED

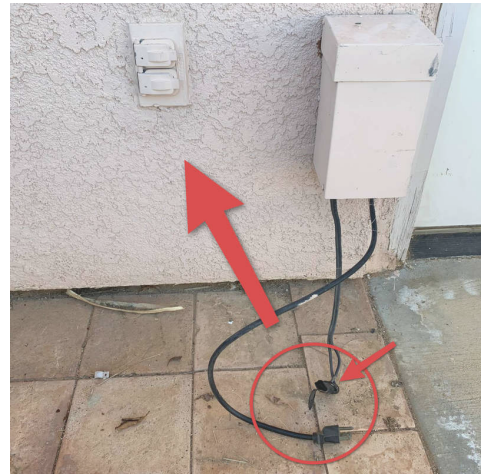


WEST (SIDE)

Bare wire ends, or wires with a substandard termination were found at one or more locations. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box. (Outdoor lighting improperly terminated, recommend removing box)

Recommendation

Contact a qualified electrical contractor.



9.6.2 Branch Circuit Wiring

WIRING - EXPOSED

DETACHED STRUCTURE (NORTH)



Condit wire was not properly terminated in the junction box. This could be a potential shock hazard. Recommend pulling exposed wire into the junction box.

Recommendation

Contact a handyman or DIY project



9.6.3 Branch Circuit Wiring

UNPROFESSIONAL INSTALL

BACKYARD (NORTH)



During the time of inspection, an outdoor water pump/filter was observed, wiring appears not to be rated for underground installation. Recommend a Licenced electrician evaluate and make repairs if necessary. This error could result in a potential shock hazard.

Recommendation

Contact a qualified professional.



9.8.1 Receptacles

EXTERIOR RATED COVER PLATE DAMAGED / MISSING



ALL EXTERIOR RECEPTACLES

One or more, exterior receptacle covers were Damaged and/or missing. This is a potential shock hazard. Some corrections are simple for a DIY/Handyman repair (or) Recommend that a Qualified Contractor make all repairs and replace covers where necessary to ensure proper function and installation. (All exterior receptacles were missing or had damaged seals)

Recommendation

Contact a qualified electrical contractor.



(Front) North



West (Side)



9.8.2 Receptacles

REVERSE POLARITY



DETACHED STRUCTURE

1. One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend handyman or licensed electrician to evaluate & repair.



10: BUILT-IN APPLIANCES

		AS	SD	NEAR	SUB	LIM	UNK
10.1	Range/Oven/Cooktop	X					
10.2	Microwave	X					
10.3	Dishwasher						X
10.4	Refrigerator		X			X	
10.5	Washer / Dryer	X					
10.6	Garbage / Food Disposal	X					

AS = Appears Serviceable SD = Serviceable with Defects* NEAR = Near End of Lifespan SUB = Substandard LIM = Limitations UNK = Not Inspected / Not Visible

Information

Range/Oven/Cooktop: Information

Range/Oven/Cooktop: Brand

Kenmore

Range/Oven/Cooktop: Energy Source

Gas

Range/Oven/Cooktop: Ventilation Type

Built-in Microwave / Vent Outside

Range/Oven/Cooktop: Model

665.75172301 #

Microwave: Information

Microwave: Brand

Kenmore

Dishwasher: Information

Dishwasher: Brand

Kenmore

Dishwasher: Model

665.16332400 #

Washer / Dryer: Information

Washer / Dryer: Dryer Brand

Whirlpool

Washer / Dryer: Dryer Energy Source

Electric

Washer / Dryer: Dryer Model

WED7300DW1 #

Washer / Dryer: Dryer Vent

Metal (Flex)

Washer / Dryer: Washer Brand

Whirlpool

Washer / Dryer: Washer Model

WTW7300DW1 #

Finding

10.3.1 Dishwasher

INOPERABLE

KITCHEN

During the time of inspection, the homeowner stated that the dishwasher was inoperable, therefore the dishwasher was not tested for functionality. Recommend a qualified appliance repair person to evaluate and repair or replace as necessary.

Recommendation

Contact a qualified appliance repair professional.



10.4.1 Refrigerator

 Concern/Moderate

NO ICE IN ICE MAKER

Note: No ice was found in the refrigerator's ice maker. It may be in the "off" position or be inoperable. The ice maker's condition is unknown, and it is excluded from this inspection. If concerned, have a qualified person evaluate and repair if necessary.

Recommendation

Contact a qualified appliance repair professional.

11: HEATING / COOLING

		AS	SD	NEAR	SUB	LIM	UNK
11.1	Air Filter(s)	X					
11.2	Operating Controls (Thermostat)	X					
11.3	Distribution Systems	X					
11.4	Cooling Equipment		X				
11.5	Heating Equipment		X			X	
11.6	Automatic Safety Controls	X					

AS = Appears Serviceable SD = Serviceable with Defects* NEAR = Near End of Lifespan SUB = Substandard LIM = Limitations UNK = Not Inspected / Not Visible

Information

Operating Controls (Thermostat): Brand
Trane

Operating Controls (Thermostat): Operation
Operational

Distribution Systems: Type
Ducts and Registers

Cooling Equipment: Information

Cooling Equipment: Brand
Goodman

Cooling Equipment: Date of Manufacture
2017

Cooling Equipment: Energy Source
Electric

Cooling Equipment: Cooling Source
Each room is Cooled by Air Conditioning

Cooling Equipment: Location
Exterior West

Cooling Equipment: Model #
GSX140481KD

Heating Equipment: Information

Heating Equipment: Brand
Ruud

Heating Equipment: Date of Manufacture
Unknown

Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Gas-Fired Heat

Heating Equipment: Model #
Unknown

Heating Equipment: Heat Source
Every Room has a Heating Source

Automatic Safety Controls: Type
Thermocouple

Limitations

Distribution Systems

DUCT WORK - LIMITED VISIBILITY

Due to limited access and/or construction of the home, much of the ductwork was not visible during the time of inspection. The overall condition will be limited. Any deficiency observed will be noted in the report.

Cooling Equipment

LOW TEMPERATURE

During the time of inspection, the heating control was in use. Due to the outdoor temperature being too low and switching from hot to cold too suddenly may cause damage to the unit.

Finding

11.4.1 Cooling Equipment

A/C - INSULATION MISSING OR DAMAGED

WEST (EXTERIOR)

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing. This may result in reduced efficiency and increased energy costs. In attics, it can cause sweating. Recommend qualified HVAC contractor replace or install insulation where necessary.

Recommendation

Contact a qualified heating and cooling contractor



11.4.2 Cooling Equipment

DRIP LINE - IMPROPER TERMINATION

WEST (SIDE)

Drip Line for HVAC system has termination near or in contact with the home exterior, this can lead to potential structural damage from wood decay and possible development of microbial growth such as mold. Recommend a Qualified professional make corrections.

Recommendation

Contact a qualified professional.



11.4.3 Cooling Equipment

Safety/Attention

IMPROPER INSTALLATION - CONDENSATION LINES

No trap was visible in the condensation drain line at the time of the inspection, this trap is used to prevent backflow into the coil area. here was no secondary fitting to allow for condensation to run into a secondary pan and/or Recommend adding a Safe T switch to the condensate drain line to help identify blocked condensate lines.

Recommendation

Contact a qualified professional.



11.5.1 Heating Equipment

Safety/Attention

VENT - IMPROPER TERMINATION

FRONT / LIVING ROOM

Unused vent (Possible future Pellet Stove connection) Vent should have adequate clearance from the wall of 12 inches and 36 inches from combustibles. Recommend removing and properly sealing the vent or before installing any stove or equipment be sure to check with manufacturer clearance requirements.

Recommendation

Contact a qualified professional.



11.5.2 Heating Equipment

GAS LINE - MISSING DRIP LEG Concern/Moderate

No visible drip leg/sediment trap observed on the water heater gas line. Recommend ensuring the device is installed for appliance safety.

Recommendation

Contact a qualified professional.



12: ATTIC, INSULATION AND VENTILATION

		AS	SD	NEAR	SUB	LIM	UNK
12.1	Insulation	X					
12.2	Vapor Retarder						X
12.3	Attic Ventilation	X					
12.4	Bathroom Ventilation		X				
12.5	Laundry Ventilation	X					
12.6	Kitchen Ventilation	X					

AS = Appears Serviceable SD = Serviceable with Defects* NEAR = Near End of Lifespan SUB = Substandard LIM = Limitations UNK = Not Inspected / Not Visible

Information

Access Location(s)

Garage

Attic Inspection Method

Partially Traversed, Inspection Limited

Insulation: Type

Fiberglass Loose Fill

Vapor Retarder: Type

Unknown

Attic Ventilation: Type

Gable

Bathroom Ventilation: Type

Exhaust Fan/ Window

Bathroom Ventilation: Operation

Operational with Defects*

Laundry Ventilation: Type

Dryer Vent, Exhaust Fan

Laundry Ventilation: Operation

Operational

Kitchen Ventilation: Type

Window, Exhaust fan

Kitchen Ventilation: Operation

Operational

Limitations

Access

ATTIC - INSPECTION LIMITED

Normally the inspector attempts to enter and traverse the Attic space during the inspection. However, due to the type of Attic (Owner belongings or No access), and/or Attic configuration (Limited space or very high), the inspector was unable to enter the Attic Space and was not able to fully evaluate the entire Attic Space. (Attic had an unusual abundance of insulation, making it difficult to impossible to view the attic without causing damage)

13: GARAGE

		AS	SD	NEAR	SUB	LIM	UNK
13.1	Fire Separation Doors	X					
13.2	Fire, Walls and Ceilings		X				
13.3	Floor		X				
13.4	Garage Door (Vehicle)				X		
13.5	Garage Door Opener	X					

AS = Appears Serviceable SD = Serviceable with Defects* NEAR = Near End of Lifespan SUB = Substandard LIM = Limitations UNK = Not Inspected / Not Visible

Information

Vehicle Spaces

2

Fire Separation Doors: Operation

Operational

Fire, Walls and Ceilings: Fire Separation

Drywall

Garage Door (Vehicle): Type

Roll-Up

Garage Door Opener: Operation

Operational

Finding

13.2.1 Fire, Walls and Ceilings

DRYWALL CRACK(S) - COMMON

GARAGE

Common Cracks were observed in drywall during the time of inspection. Recommended minor repairs by a qualified professional or handyman in order to maintain aesthetics.

Recommendation

Contact a qualified professional.



13.3.1 Floor

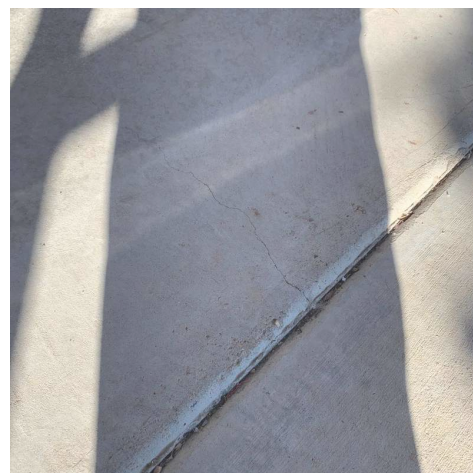
CONCRET FLOOR - COMMON CRACKING

GARAGE

Common cracks (1/4-inch or less) were visible in the Garage. Cracks exceeding 1/4 inch should be filled with an appropriate material to avoid continued damage to the driveway surface from water intrusion.

Recommendation

Contact a handyman or DIY project



13.4.1 Garage Door (Vehicle)

AUTO REVERSE SENSOR NOT WORKING

GARAGE

One or both of the auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace. (Pressure reverse switch)

Recommendation

Contact a qualified professional.



14: STANDARDS OF PRACTICE

Information

Standards of Professional Practice, For Arizona Home Inspectors

Adopted by the Arizona Chapter of American Society of Home Inspectors (ASHI) Effective January 1, 2002.

The Arizona Standards of Practice are adopted from the American Society of Home Inspectors (ASHI) 1992 Standards of Practice, through the AZ ASHI, with Arizona made modifications and amendments.

The Arizona Board of Technical Registration gratefully acknowledges the assistance and permission of the American Society of Home Inspectors, and the assistance of the Arizona Chapter of the American Society of Home Inspectors.

1. Introduction

1.1 These Standards define the practice of Home Inspection in the State of Arizona.

1.2 These Standards of Practice; Provide inspection guidelines. Make public the services provided by private fee-paid inspectors.

2. Purpose and Scope

2.1 Inspections performed to these Standards shall provide the client with a better understanding of the property conditions, as observed at the time of the inspection.

2.2 Inspectors shall: Before the inspection report is delivered, enter into a written agreement with the client or their authorized agent that includes; the purpose of the inspection, the date of the inspection, the name address and certification number of the inspector, the fee for services, a statement that the inspection is performed in accordance with these Standards, limitations or exclusions of systems or components inspected. Observe readily accessible installed systems and components listed in these Standards. Submit a written report to the client which shall; Describe systems and components identified in sections 4-12 of these Standards, state which systems and components designated for inspection in these Standards have been inspected and any systems and components designated for inspection in these Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected, state any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.

2.3 These Standards are not intended to limit inspectors from:

A. reporting observations and conditions in addition to those required in Section 2.2.

B. excluding systems and components from the inspection if requested by the client.

3. General Limitations and Exclusions

3.1 General limitations:

A. Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.

B. These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

3.2 General exclusions:

A. Inspectors are NOT required to; report on; life expectancy of any component or system, the causes of the need for a major repair, the methods, materials and costs of corrections, the suitability of the property for any specialized use, compliance or non-compliance with applicable regulatory requirements, the market value of the property or its marketability, the advisability or inadvisability of purchase of the property, any component or system which was not observed, the presence or absence of pests such as wood damaging organisms, rodents, or insects, cosmetic items, underground items, or items not permanently installed.

B. Inspectors are NOT required to; offer warranties or guarantees of any kind, calculate the strength, adequacy, or efficiency of any system or component, enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons, operate any system or component which is shut down or otherwise inoperable, operate any system or component which does not respond to normal operating controls, disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility, determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, contaminants in soil, water, and air, determine the effectiveness of any system installed to control or remove suspected hazardous substances, predict future conditions, including but not limited to failure of components, project operating costs of components, evaluate acoustical characteristics of any system or component.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. System: Structural Components

4.1 The inspector shall observe: Structural components including; foundation, floors, walls, columns, ceilings, roofs.

4.2 The Inspector shall; Describe the type of; foundation, floor structure, wall structure, columns, ceiling structure, roof structure. Probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface, enter underfloor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected, report the methods used to inspect underfloor crawl spaces and attics, report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

5. System: Exterior

5.1 The inspector shall observe; wall cladding, flashings and trim. Entryway doors and a representative number of windows. Garage door operators. Decks, balconies, stoops, steps, areaways, and porches including railings. Eaves, soffits and fascias. Vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 The inspector shall; Describe wall cladding materials. Operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator. Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 The inspector is NOT required to observe: Storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories. Fences. Safety glazing. Garage door operator remote control transmitters. Geological conditions. Soil conditions. Recreational facilities. Outbuildings other than garages and carports.

6. System: Roofing

6.1 The inspector shall observe; Roof coverings. Roof drainage systems. Flashings. Skylights, chimneys and roof penetrations. Signs of leaks or abnormal condensation on building components.

6.2 The inspector shall; Describe the type of roof covering materials. Report the methods used to inspect roofing.

6.3 The inspector is NOT required to: Walk on the roofing. Observe attached accessories including but not limited to solar systems, antennae, and lightning arresters.

7. System: Plumbing

7.1 The inspector shall observe; Interior water supply and distribution system including: Piping materials, including supports and insulation. Fixtures and faucets. Functional flow. Leaks. Cross connections. Interior drain, waste and vent system, including: Traps; drain, waste, and vent piping; piping supports and pipe insulation. Leaks, Functional drainage. Hot water system including: Water heating equipment. Normal operating controls, Automatic safety

controls. Chimneys, flues and vents. Fuel storage and distribution systems including: Interior fuel storage equipment, supply piping, venting and supports. Leaks. Sump pumps.

7.2 The inspector shall: Describe: Water supply and distribution piping materials. Drain, waste and vent piping materials. Water heating equipment. Operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.

7.3 The inspector is NOT required to: State the effectiveness of anti-siphon devices. Determine whether water supply and waste disposal systems are public or private. Operate automatic safety controls. Operate any valve except water closet flush valves, fixture faucets and hose faucets. Observe: Water conditioning systems. Fire and lawn sprinkler systems. On-site water supply quantity and quality. On-site waste disposal systems. Foundation irrigation systems. Spas, except as to functional flow and functional drainage.

8. System: Electrical

8.1 The inspector shall observe: Service entrance conductors. Service equipment, grounding equipment, main overcurrent device, main and distribution panels. Amperage and voltage ratings of the service. Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls. The polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures. The operation of ground fault circuit interrupters.

8.2 The inspector shall: Describe: Service amperage and voltage. Service entry conductor materials. Service type as being overhead or underground. Location of main and distribution panels. Report any observed aluminum branch circuit wiring.

8.3 The inspector is NOT required to: Insert any tool, probe or testing device inside the panels. Test or operate any overcurrent device except ground fault interrupters. Dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels. Observed. low voltage systems. Smoke detectors. Telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

9. System: Heating

9.1 The inspector shall observe: Permanently installed heating systems including: Heating equipment. Normal operating controls. Automatic safety controls. Chimneys, flues and vents. Solid fuel heating devices. Heat distribution systems including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors. The presence of an installed heat source in each room.

9.2 The inspector shall: Describe: Energy source. Heating equipment and distribution type. Operate the systems using normal operating controls. Open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The inspector is NOT required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage. Operate automatic safety controls. Ignite or extinguish solid fuel fires. Observe: The interior of flues, Fireplace insert flue connections, Humidifiers, electronic air filters, the uniformity or adequacy of heat supply to the various rooms.

10. System: Central Air Conditioning

10.1 The inspector shall observe: Central air conditioning including: Cooling and air handling equipment. Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units. The presence of an installed cooling source in each room.

10.2 The inspector shall: Describe: Energy sources. Cooling equipment type. Operate the systems using normal operating controls. Open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 The inspector is NOT required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage. Observe non-central air conditioners. Observe the uniformity or adequacy of cool-air supply to the various rooms.

11. System: Interiors

11.1 The inspector shall observe: Walls, ceiling and floors. Steps, stairways, balconies and railings. Counters and a representative number of cabinets. A representative number of doors and windows. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. Sumps.

11.2 The inspector shall: Operate a representative number of primary windows and interior doors. Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3 The inspector is NOT required to observe: Paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors. Carpeting. Draperies, blinds or other window treatments. Household appliances. Recreational facilities or another dwelling unit.

12. System: Insulation & Ventilation

12.1 The inspector shall observe: Insulation and vapor retarders in unfinished spaces. Ventilation of attics and foundation areas. Kitchen, bathroom, and laundry venting systems.

12.2 The inspector shall describe: Insulation and vapor retarders in unfinished spaces. Absence of same in unfinished space at conditioned surfaces.

12.3 The inspector is NOT required to report on: Concealed insulation and vapor retarders. Venting equipment which is integral with household appliances.