



Inspection Report

Dick & Jane Smith 1234 E Main Street Any Town USA 11111



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1/1/2016

Dick & Jane Smith 1234 E Main Street Any Town USA 11111

REPORT SUMMARY - SAFETY ISSUES

At the clients request a visual inspection of the above referenced property was conducted in accordance with the Standards of Professional Practice for home inspectors in the state of Arizona dated January 1, 2002. This inspection report reflects the visual condition of the property at the time of the inspection, hidden or concealed defects can not be included in this report. The following is an opinion report expressed as a result of the inspection. The inspection report is not intended to be technically exhaustive or to imply that every component was inspected, or that every possible defect was discovered. An earnest effort was made on your behalf to discover the visible defects present at the time of the inspection. This summary report is intended to provide a cursory preview of the adverse conditions but should not be a substitute for reading the entire inspection report.

It is the clients responsibility to read the entire inspection report and the inspection limitations contained in the inspection contract and Standards of Professional Practice for Home Inspectors in the State of Arizona. Upon reading the entire inspection report, it is clients responsibility to contact qualified licensed contractors for further evaluation and repairs as noted within the inspection report. Failure to do so could lead to additional and costly repairs later.

Items listed in this summary are of **Safety** concerns and should be given priority. The following items were identified by the inspector as **"Attention,"** Items marked as **"Attention"** are considered to be in need of further evaluation, maintenance, repair, replacement, or to indicate a system which may be operating in an unsafe condition. Although usable, it may be advisable now to give restorative care or make repairs to bring the item or system into a **"Functional"** condition as described in the Scope and Conditions. Repairs now could extend the service life of the item or system. For the items listed below under summary further investigation by the client is advised. Contact a qualified licensed contractor for repairs, replacement, further evaluation, cost estimate or to comment on the conditions listed below and your repair options. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

This inspection report or copies of this report are provided to the client under contract with Accurate Inspection Services Inc and are being prepared at the clients request and only for the sole, confidential and exclusive use and possession of the client who has purchased this report from Accurate Inspection Services Inc and who's name appears on this report. No party other than the client whose name appears on this report is entitled to rely upon the information contained within. This report may not be copied, sold, transferred, shared or assigned to any other party, without the expressed and written permission of the client whose name appears on this report and Accurate Inspection Services Inc.

Pool & Spa

Pool-Spa

Drain Entrapment Prevention Components Condition

1. **Attention** - The deep end drain cover(s) are an older style of flat cover which can pose an entrapment hazard. Replacement with a new domed anti vortex style cover is advised to reduce the risk of a child or person becoming en-trapped on the drain cover. Repairs are advised for safety. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.

Light & GFCI 1 Condition

2. **Attention** - The pool light did not function using normal controls. The inspector is unable to determine if this is an issue with the bulb, fixture housing, GFCI or switch. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.

Child Safety Barrier Condition

3. **Attention** - One or more of the gates which gives access to the pool / spa area did not properly self close and self latch as required, repairs are advised. This is a liability should the home owners child a visitors child or neighbors child gain access to the area and have an accident. Further client investigation is advised, contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions. Repairs should be made prior to occupying the home to insure the safety of the occupants and visitors.

Electrical Service

Main Electric Panel

Branch Circuit Conductor Condition

4. **Attention** - A white wire connected to a breaker was observed in one or more locations. White is reserved for neutral only, proper color coding is advised. Further client investigation is advised, contact a qualified licensed electrical contractor for repairs or to comment further on these conditions.

Service Bond Condition

5. **Attention** - The inspector was unable to locate a secondary bond to the exterior gas supply piping. A secondary bond in this area is recommended, but may not have been required at the time of the homes construction. Further evaluation and repairs are advised. Further client investigation is advised, contact a qualified licensed electrical contractor for repairs or to comment further on these conditions.

Other Electrical**Smoke Alarm Condition**

6. **Attention** - One or more of the smoke alarms is missing a backup battery or the battery installed is no longer operational, repairs are advised. One or more of the smoke alarms did not alarm when tested. Replacement is advised. Smoke alarms are recommended by the U.S. Product Safety Commission to be installed in each bedroom, at the front and rear of adjoining hallways and each living level of the home including basements. Alarms should be properly installed and maintained per the manufactures installation instructions. Batteries should be replaced annually or per the manufactures instructions. Consideration should be given to replacing units over 10 years of age as the sensors in these units may not be as accurate as necessary. New batteries should be installed in all alarms prior to taking residency in a new home to insure the home and it's occupants are properly protected. Alarms should be tested monthly or per the manufactures instructions. Smoke alarms are tested using the "test button" only, this is not to say that the units will alarm during a fire.

Carbon Monoxide Alarm Condition

7. **Attention** - A carbon monoxide alarm could not be located inside the home. Carbon monoxide alarms are recommended by the U.S. Product Safety Commission to be installed in homes with fuel burning appliances on each living level of the home including basements. Alarms should be properly installed per the manufactures installation instructions. Consideration should be given to replacing units over 10 years of age as the sensors in these units may not be as accurate as necessary. Alarms should be tested monthly. New batteries should be installed in all alarms prior to taking residency in a new home to insure the home and it's occupants are properly protected.

Heating Ventilation & Air Conditioning**Cooling Unit****Electrical Condition**

8. **Attention** - A missing knockout was observed at the electrical disconnect box, proper capping with a knockout cover is advised for safety. Further client investigation is advised, contact a qualified licensed HVAC contractor for repairs or to comment further on these conditions.

Living Areas**Family Room****Receptacles Condition**

9. **Attention** - One or more of the receptacle covers needs replacement so the wiring connections are properly protected.

Laundry**Laundry Area****Dryer Ventilation Condition**

10. **Attention** - The cloths dryer ventilation duct is congested with lint debris and needs cleaning prior to use, a vent congested with lint can reduce the units efficiency and create a fire hazard. Clearing is advised. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Exterior Doors**Garage Entry Door****Handles Locks Condition**

11. **Attention** - The deadbolt lock assembly at the entry door is keyed on both sides, this is a potential safety hazard if you need to exit the house quickly and there is no key readily available. Replacement is advised.

REPORT SUMMARY - MAINTENANCE ISSUES

At the clients request a visual inspection of the above referenced property was conducted in accordance with the Standards of Professional Practice for home inspectors in the state of Arizona dated January 1, 2002. This inspection report reflects the visual condition of the property at the time of the inspection, hidden or concealed defects can not be included in this report. The following is an opinion report expressed as a result of the inspection. The inspection report is not intended to be technically exhaustive or to imply that every component was inspected, or that every possible defect was discovered. An earnest effort was made on your behalf to discover the visible defects present at the time of the inspection. This summary report is intended to provide a cursory preview of the adverse conditions but should not be a substitute for reading the entire inspection report.

It is the clients responsibility to read the entire inspection report and the inspection limitations contained in the inspection contract and Standards of Professional Practice for Home Inspectors in the State of Arizona. Upon reading the entire inspection report, it is clients responsibility to contact qualified licensed contractors for further evaluation and repairs as noted within the inspection report. Failure to do so could lead to additional and costly repairs later.

The items in this summary are **Maintenance Items**. The following items were identified by the inspector as "**Attention**," Items marked as "**Attention**" are considered to be in need of further evaluation, maintenance, repair, replacement, or to indicate a system which may be operating in an unsafe condition. Although usable, it may be advisable now to give restorative care or make repairs to bring the item or system into a "**Functional**" condition as described in the Scope and Conditions. Repairs now could extend the service life of the item or system. For the items listed below under summary further investigation by the client is advised. Contact a qualified licensed contractor for repairs, replacement, further evaluation, cost estimate or to comment on the conditions listed below and your repair options. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

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Roofs

Roof 1

Roof Covering Condition

1. **Attention** - The following conditions were observed on the tile roof surface. One or more broken, cracked or over chipped roof tiles were observed, replacement is advised. One or more slipped or displaced tiles were observed, resetting of tiles is advised. One or more damaged or cracked mortar packings were observed, replacement is advised. Further client investigation is advised, contact a qualified licensed roofing contractor for further evaluation, comment, or repairs.

Flu Vent Penetrations Condition

2. **Attention** - One or more of the exhaust or fresh air vents is not properly screened to prevent birds, bees or other pests from entering the dwelling, repairs are advised. Screening is prohibited on dryer exhausts. Further client investigation is advised, contact a qualified licensed roofing contractor for further evaluation, comment, or repairs.

Evidence Of Moisture Intrusion

3. **Attention** - Prior moisture intrusion, staining or damage was observed in one or more areas. Location - The exterior eaves.

Attic Area

Attic

Insulation Vapor Retarder Condition

4. **Attention** - Displaced insulation batts were observed in the attic area in one or more areas. Placing the insulation back into proper position is advised to help with the homes energy efficiency. Further client investigation is advised, contact a qualified licensed contractor for further evaluation, comment, or repairs.

Visible Plumbing Condition

5. **Attention** - Portions of the water supply piping material are not adequately protected from frost damage, with either the homes installed insulation or pipe insulation. During freezing conditions damage could occur. The addition of pipe insulation is advised. Further client investigation is advised, contact a qualified licensed contractor

for further evaluation, comment, or repairs.

Structure

Structure

Exterior Stucco Wall Cladding Condition

6. **Attention** - The following conditions were observed on the exterior stucco siding. Minor hair line cracking was observed in one or more areas. These cracks are typical of stucco finishes and do not appear to be significant, repairs or filling is optional, further monitoring is advised. Separation cracking was observed in one or more areas, these cracks appear large enough to warrant filling to prevent moisture intrusion. Minor holes were items have been removed from the walls were observed in one or more areas, repairs are advised. Wood pecker damage was observed in one or more areas, repairs are advised. Signs of prior repairs were observed in one or more areas. Further information should be obtained from the seller. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Trim Flashings Condition

7. **Attention** - Calking or other sealing is needed in the following areas to prevent moisture intrusion on the interior of the home. Around the parameter of one or more door frames. Around the parameter of one or more window frames. Around the parameter of the overhead garage door trim. One or more exposed plumbing, gas piping or electrical conduits. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Soffit Eaves Condition

8. **Attention** - Signs of staining or moisture damage were observed in one or more areas. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Fascia Rake Condition

9. **Attention** - Signs of dry rot damage were observed in one or more areas. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Windows Operation Condition

10. **Attention** - The thermal seal between the two panes of glass shows signs of displacement or warping at one or more of the window panes. No signs of seal failure such as trapped moisture, clouding or condensing were observed, the window (s) may require replacement. Window seal failure can be difficult to determine due to interior and exterior temperatures, humidity, degree of seal failure and other factors. Further evaluation of all the homes windows and glass doors by a licensed window contractor is advised to determine if any seals have failed or are in the process of failure and will require replacement.

Window Screens Condition

11. **Attention** - One or more of the window screens needs re-screening or replacement, repairs are advised. The Arizona standards of professional practice do not cover window screens, any comments made are done as a courtesy.

Foundation

Foundation

Foundation Condition

12. **Attention** - The landscape material or soil needs adjustments in areas around the foundation to allow full viewing of the foundation. A minimum 3-4 inch reveal is preferable, areas currently obscured could not be inspected. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Comment

13. **Comment** - Signs of termite or wood destroying pest activity were observed in one or more areas, further information should be obtained from the seller. Further client investigation is advised, contact a qualified licensed pest contractor for further evaluation and to comment further on these conditions and repair options.

Exterior Areas**Fences Walls Gates****Fence Wall Condition**

14. **Attention** - One or more of the wrought iron panels is damaged and needs repair. One or more of the wrought iron fence panels is loose and needs repair. One or more of the cap blocks is loose and needs repair. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Vegetation Clearance

15. **Attention** - The vegetation has been planted very close to the homes main sewer line or cleanout. Over time the roots could cause damage or an obstruction in the main sewer line which could result in a backup of sewage into the home. If a backup occurs the vegetation may need removal. Consideration should be given to having the sewer lines video scoped to insure they are free from obstruction.

Front Patio**Light & Switch Condition**

16. **Attention** - One or more of the lights did not function using the wall switch this may or may not be a bulb issue, repairs are advised. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Rear Patio**Ceiling Fan Condition**

17. **Attention** - One or more of the ceiling fan blades needs repair or replacement so it will function as intended.

Pool & Spa**Pool-Spa****Interior Finish Condition**

18. **Attention** - Damage to the exposed rolled beam was observed in one or more areas, repairs are needed, further evaluation is advised. Damage to the interior finish was observed in one or more areas, resurfacing may be needed, further evaluation is advised. Staining of the interior finish was observed in one or more areas. These stains may or may not be removable with an acid wash. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.

Tile & Grout Condition

19. **Attention** - Calcium mineral deposits were observed at the water line. These deposits may or may not be removable. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.

Skimmer 1 Condition

20. **Attention** - The lower deep end drain diverter flow regulator is damaged and needs replacement. Replacement is advised to properly regulate water flow between the skimmer and deep end drain. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.

Equipment Motors Pump 1 Condition

21. **Attention** - The cover at the secondary catch basket located at the circulation pump head could not be removed using normal hand strength, the condition of the basket and interior is not known. The unit appears to be halfway or more through its useful service life. Circulation motors have an expected life of 7-10 years by industry standards depending on the amount of use and maintenance. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.

Pipes Valves Condition

22. **Attention** - Sun rot damage was observed in one or more areas at the visible plumbing lines, painting is advised to prevent further deterioration. Portions of the visible PVC piping are not properly painted to prevent UV damage, painting is advised to prevent sun damage. Further client investigation is advised. Contact a qualified licensed pool

contractor for further evaluation, repairs or to comment further on these conditions.

Fuel Distribution Support Condition

23. **Attention** - The gas hard pipe is rusted and needs maintenance. Further client investigation is advised. Contact a qualified licensed pool contractor or qualified trades person for repairs, replacement or to comment further on these conditions.

Electrical Service

Main Electric Panel

Panel Rating

24. **Attention** - The panel rating was not visible due to damage to the interior manufactures label or the label has been removed or worn away, this is very common with older systems. This prevents the inspector from determining the size, rating of the panel and verifying the breaker configuration.

Heating Ventilation & Air Conditioning

Cooling Unit

Evaporator Condenser Coils Condition

25. **Attention** - Air is escaping from around the refrigerant lines or evaporator A-coil compartment. Sealing with foil tape is advised to prevent the loss of conditioned air. Further client investigation is advised, contact a qualified licensed HVAC contractor for repairs or to comment further on these conditions.

Refrigerant Lines Condition

26. **Attention** - The insulation wrap for the exterior portion of the refrigerant line to the condenser needs replacement. Further client investigation is advised, contact a qualified licensed HVAC contractor for repairs or to comment further on these conditions.

Heating Air Handler

Flues Vents Condition

27. **Attention** - There is not adequate clearance from the flue pipe to the drywall ceiling. By current standards there should be a minimum of 1 inch clearance with a metal fire stop fitting. Repairs are advised. Further client investigation is advised, contact a qualified licensed HVAC contractor for repairs or to comment further on these conditions.

Blower Condition

28. **Attention** - The blower components and compartment are dirty. This is an indication that unfiltered air has been entering into the air handler and the conditioned air supply, cleaning and servicing are advised. Further client investigation is advised, contact a qualified licensed HVAC contractor for repairs or to comment further on these conditions.

Filter Condition

29. **Attention** - The filter is dirty and needs replacement.

Fuel Distribution Support Condition

30. **Attention** - There is no sediment trap or dip leg located at this gas appliance. Repairs are advised. Further client investigation is advised. Contact a qualified licensed HVAC contractor for repairs, replacement or to comment further on these conditions.

Plumbing Service

Plumbing

Main Water Shutoff Condition

31. **Attention** - The main water meter valve box was congested with debris, clearing is advised for proper access to the meter and main shut off. Further client investigation is advised. Contact a qualified licensed plumbing contractor for repairs or to comment further on these conditions.

Interior Supply Distribution Piping Supports Insulation Condition

32. **Attention** - Portions of the interior supply distribution piping are not adequately protected from frost damage, during freezing conditions damage could occur. Properly insulating all exposed piping, fixtures and regulators in unconditioned areas such as garages, carports, patios, utility and laundry rooms, exterior walls, pool areas, attics, crawlspaces and roof surfaces is advised to help prevent damage during freezing conditions. Repairs are advised.

Interior Drain Waste Vent Support Condition

33. **Attention** - The visible portions of the drain, waste and vent piping appear to be properly supported and in a functional condition, inspection is limited to the visible portion. Roots from trees and other vegetation can gain access into older waste lines which can result in expensive clearing with a roofer machine. Much of the drain, waste and vent piping is not visible due to wall coverings, insulation, foundations and building design. **Client is advised waste lines and vent stacks should be video scoped to located possible damage, collapse or obstructions like tree roots, this is especially necessary for waste lines and vent stacks older then 10 years or in areas with heavy vegetation. Video scoping should be performed within your inspection period as a plumbing specialist may discover issues requiring costly repairs.**

Sewer Cleanout Condition

34. **Attention** - The ABS sewer clean out caps and exposed connections are in need of painting to help prevent damage from the suns UV rays. Painting is advised. Further client investigation is advised. Contact a qualified licensed plumbing contractor for repairs or to comment further on these conditions.

Water Heater

Water Heater

Unit Operation Condition

35. **Attention** - The unit appears to be halfway or more through its useful service life. Water heaters have an expected life of 10-15 years by industry standards. The shut off is an older style of gate valve. These valves are known to leak and or fail if operated after a prolonged period of inactivity which could require replacement. Consideration should be given to replacement of the valve when the water heater is next replaced. The water heater this located on the interior of the home, garage or utility room, the addition of a drip pan is advised to prevent damage should the unit fault and begin to leak. Further client investigation is advised. Contact a qualified licensed plumbing contractor for repairs or to comment further on these conditions.

Flues Vents Condition

36. **Attention** - There is not adequate clearance from the flue pipe to the drywall ceiling. By current standards there should be a minimum of 1 inch clearance with a metal fire stop fitting. Repairs are advised when the water heater is next replaced. Further client investigation is advised. Contact a qualified licensed plumbing contractor for repairs or to comment further on these conditions.

Fuel Distribution Support Condition

37. **Attention** - There is no sediment trap or dip leg located at this gas appliance. Repairs are advised when the water heater is next replaced. . Further client investigation is advised. Contact a qualified licensed plumbing contractor for repairs, replacement or to comment further on these conditions.

Parking Structure & Overhead Door

Parking Structure

Fire Separation Ceiling Condition

38. **Attention** - Prior repairs were observed in one or more areas. Further information should be obtained from the seller.

Overhead Garage Door 1

Overhead Door Opener Condition & Operation

39. **Attention** - One or more of the overhead door panels are bent or damaged, the damage is cosmetic and does not impact the doors operation. The lower rubber door seal needs replacement to prevent moisture or pests from entering the garage. Further client investigation is advised. Contact a qualified licensed overhead door contractor for repairs or to comment further on these conditions.

Kitchen

Kitchen

Walls Condition

40. **Attention** - Damage to one or more of the wall was observed in one or more areas, repairs are advised. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Cabinets Storage Condition

41. **Attention** - Prior moisture intrusion, staining or damage was observed at one or more of the base cabinets. It is not known if this damage was from stored items or a plumbing leak. Further information should be obtained from the seller, further evaluation and repairs by a qualified licensed environmental contractor is advised. One or more of the cabinet hinges is loose and needs repairs. One or more of the cabinet drawers needs repairs or adjustments so that it will properly open and close. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Caulking Condition

42. **Attention** - Caulking repairs are advised in the following locations to prevent moisture intrusion. Around the parameter of the counter back or side splash.

Disposal Condition

43. **Attention** - The wire restraint for the units power cord is not properly installed. Repairs are advised so the cord is secured. The unit appears to be halfway or more through its useful service life. Disposals have an expected life of 10-15 years by industry standards.

Living Areas

Living Room

Windows & Screens Operation Condition

44. **Attention** - The thermal seal between the two panes of glass shows signs of displacement or warping at one or more of the window panes. No signs of seal failure such as trapped moisture, clouding or condensing were observed, the window (s) may require replacement. Window seal failure can be difficult to determine due to interior and exterior temperatures, humidity, degree of seal failure and other factors. Further evaluation of all the homes windows and glass doors by a licensed window contractor is advised to determine if any other seals have failed or are in the process of failure and will require replacement.

Dining Room

Windows & Screens Operation Condition

45. **Attention** - One or more of the window screens needs re-screening or replacement.

Breakfast Nook

Windows & Screens Operation Condition

46. **Attention** - One or more of the window screens needs re-screening or replacement.

Bathrooms

Main Hall Bathroom

Ventilation Fan Condition

47. **Attention** - The ventilation fan is dirty and in need of cleaning to promote proper air circulation. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Fixtures Faucets Condition

48. **Attention** - The aerator is congested with mineral deposits and needs clearing or replacement to improve the spray pattern and flow. Further buyer investigation is advised. Contact a licensed plumbing contractor for repairs or to comment further on these conditions.

Toilet Condition

49. **Attention** - The interior components of the toilet are in poor condition and need replacement. Further buyer investigation is advised. Contact a licensed plumbing contractor for repairs or to comment further on these conditions.

Caulking Condition

50. **Attention** - Caulking repairs are advised in the following locations to prevent moisture intrusion. The interior walls of the tub / shower surround at the inside corners, wall intersections, along the top and the base of the surround where it meets the tub rim. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Master Bathroom

Ventilation Fan Condition

51. **Attention** - The ventilation fan is dirty and in need of cleaning to promote proper air circulation.

Fixtures Faucets Condition

52. **Attention** - Right - The interior finish of the sink basin is chipped, cracked or damaged in one or more areas and may need replacement. Further buyer investigation is advised. Contact a licensed plumbing contractor for repairs or to comment further on these conditions.

53. **Attention** - Left - The sink basin stopper did not function as intended and needs repairs. Further buyer investigation is advised. Contact a licensed plumbing contractor for repairs or to comment further on these conditions.

Shower Fixtures Faucets Condition

54. **Attention** - The hot and cold water is not being properly dispensed from this plumbing fixture. Depending on the style of fixture hot water should always be dispensed from the left control or side of the fixture and cold water from the right. In other configurations the fixture should start by dispensing cold water and graduate up to hot water. Repairs should be considered to avoid a scald. Further buyer investigation is advised. Contact a licensed plumbing contractor for repairs or to comment further on these conditions.

Glass Enclosure Condition

55. **Attention** - The lower door rubber sweep is damaged and needs replacement. Further buyer investigation is advised. Contact a licensed contractor for repairs or to comment further on these conditions.

Caulking Condition

56. **Attention** - Caulking repairs are advised in the following locations to prevent moisture intrusion. The interior walls of the shower surround at the inside corners, wall intersections, along the top and the base of the surround where it meets the floor. Around the parameter of the counter back or side splash.

Bedrooms

Master Bedroom

Closet Condition

57. **Attention** - The door guide which keeps the bi-passing doors aligned needs repair or replacement so the doors will track properly.

North Guest Bedroom

Windows & Screens Operation Condition

58. **Attention** - The thermal seal between the two panes of glass shows signs of displacement or warping at one or more of the window panes. No signs of seal failure such as trapped moisture, clouding or condensing were observed, the window (s) may require replacement. Window seal failure can be difficult to determine due to interior and exterior temperatures, humidity, degree of seal failure and other factors. Further evaluation of all the homes windows and glass doors by a licensed window contractor is advised to determine if any other seals have failed or are in the process of failure and will require replacement.

South Guest Bedroom

Ceiling Fan Condition

59. **Attention** - One or more of the ceiling fans is out of balance, allowing the unit to wobble, repairs or replacement is advised. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Windows & Screens Operation Condition

60. **Attention** - One or more of the window screens needs re-screening or replacement.

Laundry

Laundry Area

Ventilation Fan Condition

61. **Attention** - The ventilation fan is dirty and in need of cleaning to promote proper air circulation.

General Information

General Information

Client Name	Dick & Jane Smith.		
Inspection Address	1234 E Main Street Any Town USA 11111.		
Date	1/1/2016.		
Arrival Time	8:00.		
Departure Time	11:45.		
Inspector	Richard Gerardi	BTR # 42217	ASHI MEMBER # 244345
Company Address	Accurate Inspection Services Inc. 3174 S Vaughn Dr. Tucson AZ 85730-3612		
Contact Information	Phone # 520-906-8985	E-Mail - Accurateinspectionstucson@gmail.com .	
Inspection Total	\$375.00. Check - All return checks are subject to a \$25.00 service charge.		
Client Present	The client was present and received a copy of the inspection contract and Standards of Professional Practice for home inspectors in the State of Arizona.		
Realtor	Sally Johnson		

Inspection Scope & Condition

- Scope Of Inspection -

At the clients request a visual inspection of the above referenced property was conducted in accordance with the Standards of Professional Practice for home inspectors in the state of Arizona dated January 1, 2002. A copy of these standards as well as a copy of the inspection agreement is supplied to the client at the time of the inspection or sent as an attachment via email with this report if the client is unable to be at the inspection. A copy of the standards may also be down loaded at <http://www.azashi-sop.pdf>. The purpose of this inspection is to give you, the client a better understanding of the property and the conditions visible to the inspector on the day of the inspection only. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. An earnest effort was made on your behalf to discover the defects visible to the inspector at the time of the inspection.

This report is intended only as an informational guide to assist the client in his / her own evaluation of the overall condition of the property and is not intended to reflect the value of the property, nor make any representation as to the advisability of the purchase of the property. The inspection report should not be construed as a compliance inspection of any governmental or non-governmental code or regulatory agency. This inspection report does not include compliance with any building codes. Any questions regarding code compliancy should be directed to the local building department as they are authorized to provide information and enforcement of any codes.

Due to stored items in rooms, closets, cabinets, furniture placement, etc. in the home, not all areas are visible during the inspection. The inspection does not include moving furniture, rugs, pictures, stored items, appliances or personal belongings in order to perform the inspection. The inspector is unable to see through walls and ceilings, under floor coverings, under insulation, behind cabinets, behind tub and shower surrounds, or around personal property and stored items. The inspector is unable to determine what has or has not happened to the home in the past or what will or will not happen to the home in the future. Damage may be uncovered when the prior owners have removed their belongings or during renovations and repairs. This type of concealed damage can not be reported with a visual inspection, and is not covered by this report. Buyers are encouraged to perform a final walk through prior to close when the home has been vacated to look for any type of damage which may have been concealed by the previous home owners belongings or occurred during moving.

As stated in the inspection contract this report does not include the inspecting or reporting of any environmental hazards including but not limited to lead based paints, mold, raydon, asbestos, formaldehyde, or any other environmental hazard. Determining if these hazardous products or conditions exist in or around the home is beyond the scope of the inspection and no materials are tested to verify the presence of these hazardous conditions or materials. If clients have a concern over whether these products or conditions may be present in or around the home, they are advised to contact a qualified licensed environmental remediation contractor for testing and additional inspections within their inspection period as a specialist may discover issues requiring costly repairs. As stated in the inspection contract this report does not include the inspecting or reporting of any pests including but not limited to termites or other wood destroying organisms, pack rats, roof rats, mice, or any other rodents or pests. Determining if these pests exist in or around the home is beyond the scope of the inspection. If clients have a concern over whether these pests may be present in or around the home, they are advised to contact a qualified licensed pest contractor for additional inspections within their inspection period as a specialist may discover issues requiring costly repairs.

The inspection report is not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. Information regarding the homes prior repairs, maintenance and other known issues should be obtained from the current home owner prior to the inspection or within your inspection period. As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas.

Photographs may be included in the inspection report to help understand some of the conditions listed in the inspection report or the location of an item. Not all inspected items are accompanied by a photograph. The presence of one photograph is not intended to imply that the condition only exists in one location. Photographs are at the sole discretion of the inspector and are included as a courtesy not a requirement.

The following is an opinion report, expressed as a result of the inspection. It is the responsibility of the client to read the entire report and the inspection limitations contained in the inspection agreement and the Standards of Professional Practice for home inspectors in the state of Arizona. It is the clients responsibility to consult with qualified licensed contractors for all items listed in the inspection report as "**Attention**". Client is responsible to do so or otherwise assume all risk for what ever could have been further disclosed or discovered by further evaluation by a qualified licensed

specialist. The inspectors role is that of a generalist not a licensed contractor, engineer, or service provided. This report is not a warranty or guarantee of any kind and none are implied, expressed, intended or promised by this contract or by Accurate Inspection Services Inc. or its' inspector. Any type of warranty should be purchased through a licensed warranty company. These types of warranties should be discussed with your real estate agent. It is important to have a clear understanding of the terms used in this report. This inspection is conducted with the age of the home and the comparable condition of the neighborhood homes taken into consideration.

The summary pages which accompany this inspection report are intended to provide a cursory preview of the adverse conditions or items needing further inspection or repair, but should not be a substitute for reading the entire report. It is the clients responsibility to read and understand the entire inspection report and the inspection limitations contained in the inspection contract and Standards of Professional Practice for home inspectors in the state of Arizona. The summary portion is divided into two sections (1) "Safety" and the other (2) "Maintenance". All items within the summary pages should be considered for repairs, replacement, further evaluation, Items listed in the "Safety" section should be given priority as these are major concerns.

Items marked as *Functional* appear to be in useable condition. Minor damage, cosmetic blemishes or items that still have serviceable life, which do not significantly affect the use of an item or system may be classified as *Functional*. Items marked as *Attention* are considered to be in need of further evaluation by a qualified licensed contractor, maintenance, repair, replacement, nearing the end of their service life or indicate a system that is operating but may be in a dangerous or unsafe condition. Although usable, it may be advisable now or in the future to give restorative care or make repairs to bring the item or system into a *Functional* condition. Repairs now could extend the service life of the item or system. All further evaluations, repairs or replacement of these items or systems should only be performed by a qualified licensed contractor. All repairs should be accompanied with a detailed receipt from the licensed contractor outlining the scope of all repairs and any warranties associated with the work performed and should be fully review and verified prior to closing. Items marked as N/A or not marked on the inspection report or do not appear on the report are not covered by this inspection. It does not necessarily indicate that the item does not exist but that the inspector did not, or was not able to conduct an inspection of the item at this time. Prior to the close of escrow all requested repairs should be completed by qualified licensed professionals and all invoices or warranties should be reviewed as well as a final walk through of the property should be performed.

This inspection report or copies of this report are provided to the client under contract with Accurate Inspection Services Inc. and are being prepared at the clients request and only for the sole, confidential and exclusive use and possession of the client who has purchased this report from Accurate Inspection Services Inc. and who's name appears on this report. No party other than the client whose name appears on this report is entitled to rely upon the information contained within. This report may not be copied, sold, transferred, shared or assigned to any other party, without the expressed and written permission of the client whose name appears on this report and Accurate Inspection Services Inc.

Site Information

Precipitation	No recorded rain fall in pima county within the past 7 days.
Climatic Conditions	70-80 Degrees -
Dwelling Orientation	East - The direction is approximate and used as a reference point.
Year Of Construction	Date obtained from the MLS service and does not reflect any additions - 2008.
Dwelling Type	Single story single family residence.
Utilities	At the time of the inspection all utilities were on.
SPDS	A copy of the sellers property disclosure statement was available and reviewed. Client is advised to fully read the entire disclosure statement and make any necessary inquires.
Interior Areas	The interior of the dwelling was fully furnished limiting the inspectors view.

Roofs

The roof inspection is limited to those areas which are readily accessible and visible during the inspection. Areas and building materials that are concealed from view for any reason are not included in this report. This is an opinion of the general condition of the visible roofing material as it appears the day of the inspection. It is beyond the scope of the inspection to determine if the roofing has leaked, is leaking, or will leak in the future. Regardless of roof design life, every roof is only as good as the water resistant membrane beneath it, which is concealed and can not be examined without removing the roofing material which is beyond the scope of this inspection. This is true of most roofing materials that the underlayment is only water resistant and not water proof. Any visible signs of prior roof leakage will be noted in the report. All roofing materials require maintenance to prevent moisture intrusion and should be inspected and maintained annually to help extend their useful life and avoid damage to the interior and exterior finished surfaces. Verification of roofing materials, underlayment, sub structures, roof age, life span, and manufactures installation requirements is not within the scope of the inspection. For optimum performance the roof should be serviced annually by a qualified licensed roofing contractor. Information regarding the roofs prior repairs and maintenance should be obtained from the current home owner. If annual maintenance has not been performed, consideration should be given to having the roof fully serviced prior to residency.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "*Attention*" within the heading (Roofs) further investigation by the client is advised. Contact a qualified licensed roofing contractor for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Roof 1

Method Of Inspection	The roof was walked and a visual inspection was conducted.
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- Roof Covering Type** Concrete tile - These types of roofing systems when correctly installed and maintained have a useful life of over 25 years. Regular maintenance and annual evaluation advised.
- Roof Covering Condition** **Attention** - The following conditions were observed on the tile roof surface. One or more broken, cracked or over chipped roof tiles were observed, replacement is advised. One or more slipped or displaced tiles were observed, resetting of tiles is advised. One or more damaged or cracked mortar packings were observed, replacement is advised. Further client investigation is advised, contact a qualified licensed roofing contractor for further evaluation, comment, or repairs.



- Flashings Condition** Functional - The visible portion of the flashings are in serviceable condition.
- Skylights Condition** Functional - The skylight dome (s) are in serviceable condition.
- Flue Vent Type** Combination of galvanized metal and ABS plastic -
- Flu Vent Penetrations Condition** **Attention** - One or more of the exhaust or fresh air vents is not properly screened to prevent birds, bees or other pests from entering the dwelling, repairs are advised. Screening is prohibited on dryer exhausts. Further client investigation is advised, contact a qualified licensed roofing contractor for further evaluation, comment, or repairs.
- Evidence Of Moisture Intrusion** **Attention** - Prior moisture intrusion, staining or damage was observed in one or more areas. Location - The exterior eaves.
- Drainage Systems Condition** Functional - The roof drainage system is in serviceable condition. Annual maintenance is advised to prevent leaking and insure proper drainage.
- Vegetation Clearance** Functional - The vegetation is trimmed away from the roof surface. Keeping vegetation trimmed away from the roof is advised to prevent damage to the roofing material and prevent rodents from accessing the roof surface and possibly the attic area.

Chimneys

The inspection of the chimney flue is limited to those areas which is visible from the roof top and from the interior of the fire box. The entire interior of the chimney flue can not be fully inspected without the use of a video scope camera. This type of service is not offered with a visual inspection. For optimum performance the chimney should be serviced annually by a qualified licensed contractor. Information regarding the chimneys prior repairs and maintenance should be obtained from the current home owner. If annual maintenance has not been performed, consideration should be given to having the roof fully serviced prior to residency.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "**Attention**" within the heading (Chimneys) further investigation by the client is advised. Contact a qualified licensed contractor for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Chimney

Location	Side wall -
Flue Condition	Functional - The fireplace flue is in serviceable condition.
Chimney Cap & Spark Arrestor Condition	Functional - The metal chimney flue is in serviceable condition.
Chimney Stack Condition	Functional - The metal chimney flue is in serviceable condition.

Attic Area

The attic inspection is limited to those areas which are readily accessible and visible during the inspection. Areas which are concealed from view due to design constraints, accessibility, insulation installation, stored items, finished attic surfaces or any other reason, are not included in this report. Many structural elements and components can be concealed from view and can not be fully inspected. The inspection does not include an evaluation or the adequacy of the roof to support any load, no engineering analysis is performed or offered. The inspection does not include the energy efficiency of the insulation, the integrity of vapor retarders, or presence of pests. Many attics can not be fully accessed due to building design, ventilation ducts, or insulation placement without the possibility of causing damage to insulation, installed plumbing, electrical, ventilation ducts or finished surfaces. If these conditions are present the inspection is conducted from a ladder at the access area or the equipment service platform. Only areas visible from this position are included in the report and are so noted. Many regions of Arizona do not require a vapor retarder to be installed so lack of a vapor retarder does not necessarily indicate a deficiency. Areas over garages, patios and other non living areas are usually not insulated so lack of insulation in these areas does not indicate a deficiency..

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "**Attention**" within the heading (Attic Area) further investigation by the client is advised. Contact a qualified licensed contractor for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Attic

Access Location	Laundry room -
Access Condition	Functional - The access hatch is appropriately sized for entering and exiting the attic.
Observation Method	The attic cavity was inspected from the attic access area or service platform area. Only the areas of the attic visible from the attic access or service platform are included as a part of this inspection. Due to either limited access, building design or possibility of damaging the insulation, installed plumbing, electrical, ventilation or interior finishes the entire attic was not accessed.
Roof Ceiling Framing Type	A wood truss system is installed. The inspection is limited to accessible areas.
Roof Ceiling Framing Condition	Functional - The truss system appears to be installed correctly and adequate sized for the structure. The inspection is limited to accessible areas.
Wall Framing Type	A conventional wood frame system is installed. The interior walls are wood framed using 2x4 or 2x6 construction. The inspection is limited to accessible areas. Most interior walls can not be viewed due to wall coverings such as drywall, plaster, paneling, etc.
Wall Framing Condition	Functional - The wall structure framing appears to be adequately sized and installed correctly. Due to wall coverings much of the wall structure is not visible. The inspection is limited to accessible areas, attic view and the exterior view.
Evidence Of Moisture Intrusion Abnormal Condensation	No signs of prior leaking or abnormal condensation were visible in the attic area. During dry climate conditions evidence of moisture intrusion may only be visible stains from prior leaks, evidence of active leaking may not be visible.
Repairs Observed	No repairs to the underside of the roof decking / sheathing were visible, the inspection is limited to accessible areas.
Ventilation Type	Breeze board vents - Gable end vents -
Ventilation Condition	Functional - Ventilation in the attic appears adequate.
HVAC Distribution Type	Flexible ducts -
HVAC Distribution	Functional - The visible duct work in the attic area is serviceable.

Condition

Insulation Vapor Retarder Type There is a combination of insulations installed in the attic area - Fiberglass batt insulation with no vapor retarder is installed in the attic area. Blown loose fill fiber glass insulation with no vapor retarder is installed in the attic area.

Insulation Vapor Retarder Condition **Attention** - Displaced insulation batts were observed in the attic area in one or more areas. Placing the insulation back into proper position is advised to help with the homes energy efficiency. Further client investigation is advised, contact a qualified licensed contractor for further evaluation, comment, or repairs.

**Visible Plumbing Condition**

Attention - Portions of the water supply piping material are not adequately protected from frost damage, with either the homes installed insulation or pipe insulation. During freezing conditions damage could occur. The addition of pipe insulation is advised. Further client investigation is advised, contact a qualified licensed contractor for further evaluation, comment, or repairs.

**Recommend:**

Recommend - Due to the conditions listed above under the section Attic Area further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Structure

The exterior structure inspection is limited to those areas which are readily accessible and visible during the inspection. Areas that are concealed from view for any reason are not included in this report. This is an opinion of the general condition of the exterior structural components as they appear the day of the inspection. The inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not performed when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component. Exterior surfaces such as fascias, soffits, eaves, trim elements, wood siding, stucco, door and window trim, etc. require annual maintenance such as filling, painting and caulking to protect them from weather and decay. This inspection report does not cover free standing structures such as pergolas, ramadas, sheds outdoor kitchens and grill area or play ground type equipment.

A representative number of accessible windows were operated during the inspection, defects will be report by individual location. It is beyond the scope of the inspection to make a determination if the installed windows or frames leak, have leaked or will leak in the future. Sealed multi pane windows may show signs of fogging during the inspection depending on duration and amount of seal failure, interior and exterior air temperatures and other factors. If so this fogging will be noted as "Attention". Inspection of multi pane windows is limited to their condition on the day of the inspection, and their condition noted at the time of the inspection. Seal failures can occur at any time and without warning. The windows installed in many older homes do not meet today's standards for proper emergency fire egress from a bedroom. By current standards all bedrooms are required to have a secondary means of emergency egress which leads directly to the outside of the dwelling without passing into another enclosed area, or room. The window sill can be no higher then 44 inches from the surface of the floor with an interior dimension of the opening no less then 20 inches wide and 24

inches high.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "Attention" within the heading (Structure) further investigation by the client is advised. Contact a qualified licensed contractor for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Structure

Exterior Wall Type

Wood framing - The structure is wood framed, framing typically is not visible during the inspection as it is generally concealed behind exterior and interior wall cladding.

Exterior Wall Cladding Type

Stucco over wood framing - Minor hair line cracking is typical of stucco finishes. The cracking may be due to evaporation of water in the stucco mixture, minor settlement, drying or warping wood framing. These cracks are typically not significant unless the opening is wider than the edge of a coin, repairs or filling is optional, further monitoring is advised.

Exterior Stucco Wall Cladding Condition

Attention - The following conditions were observed on the exterior stucco siding. Minor hair line cracking was observed in one or more areas. These cracks are typical of stucco finishes and do not appear to be significant, repairs or filling is optional, further monitoring is advised. Separation cracking was observed in one or more areas, these cracks appear large enough to warrant filling to prevent moisture intrusion. Minor holes were items have been removed from the walls were observed in one or more areas, repairs are advised. Wood pecker damage was observed in one or more areas, repairs are advised. Signs of prior repairs were observed in one or more areas. Further information should be obtained from the seller. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.



Trim Flashings Condition **Attention** - Caulking or other sealing is needed in the following areas to prevent moisture intrusion on the interior of the home. Around the perimeter of one or more door frames. Around the perimeter of one or more window frames. Around the perimeter of the overhead garage door trim. One or more exposed plumbing, gas piping or electrical conduits. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Soffit Eaves Condition

Attention - Signs of staining or moisture damage were observed in one or more areas. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.



Fascia Rake Condition

Attention - Signs of dry rot damage were observed in one or more areas. Further client

investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.



Painted Surfaces	Functional - This report does not cover the presence or absence of lead based paints.
Windows Type	Double pane -
Windows Operation Condition	Attention - The thermal seal between the two panes of glass shows signs of displacement or warping at one or more of the window panes. No signs of seal failure such as trapped moisture, clouding or condensing were observed, the window (s) may require replacement. Window seal failure can be difficult to determine due to interior and exterior temperatures, humidity, degree of seal failure and other factors. Further evaluation of all the homes windows and glass doors by a licensed window contractor is advised to determine if any seals have failed or are in the process of failure and will require replacement.
Window Screens Condition	Attention - One or more of the window screens needs re-screening or replacement, repairs are advised. The Arizona standards of professional practice do not cover window screens, any comments made are done as a courtesy.
Earth to Wood Clearance	No wood to earth contact which negatively impacts the home was observed.
Recommend	Recommend - Due to the conditions listed above under the section Structure further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Foundation

The inspection of the foundation is limited to the portions visible above grade. Typically floor slabs or sub structures are covered with an interior floor covering, vapor barriers or by landscaping material on the exterior which prevents the inspector from viewing most of the foundation. Some minor cracking of the foundation slab is expected due to shrinkage, initial curing, evaporation of water in the concrete mix and minor settlement these cracks are typically visible on the exterior of the structure, or may be visible when interior floor coverings are removed or during renovations. Cracks less than 1/4 of an inch are typical of poured foundations, and as long as they are not recent do not require repairs. Monitor any noted cracks, should they enlarge contact a licensed contractor for further evaluation or repairs. Minor settlement of the structure is to be expected and not generally considered to be serious. Monitor any noted areas of settlement for further movement. If signs of additional movement are observed contact a licensed contractor for further evaluation or for repairs. Minor deflection or loose sub flooring is to be expected in older structures, and may be caused by minor settlement. Damage to the sub flooring material may be visible when interior floor coverings are removed or during renovations, this type of concealed damage can not be reported on with a visual inspection and is not covered by this report.

The drainage around the exterior of the structure should slope away from the foundation and be channeled to carry water run off away from the property so it will not collect and cause settlement or damage. Hard surfaces such as walk ways, drive ways, pool decks and patios should also slope away from the foundation. If these measures are not taken moisture / water could enter into the structure and cause damage. Adequacy of drainage and grading inspection is limited during dry conditions and on level hard surfaces. Caution should be exercised when making changes to the exterior landscape or hard surfaces as these changes may impact proper drainage.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "Attention" within the heading (Foundation) further investigation by the client is advised. Contact a qualified licensed contractor for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Foundation

Foundation Type	Post tension slab poured in place concrete slab with tensioning cables - Minor cracking is expected in poured slab foundations and is considered common and not significant. View of the foundation is typically limited to the visible portion on the exterior of the
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Foundation Condition	structure. Much if not all of the interior foundation can not be viewed due to installed floor coverings such as tile, carpet and wood flooring.
Floor Type	Poured in place concrete - The floor structure is poured in place concrete. Most of the interior foundation floor can not be viewed due to the placement of flooring material. Any noted visible defects will be listed in individual rooms. Additional information about the floor structure may also be found under crawlspace and basement areas of the report if applicable.
Differential Movement	Functional - There is no evidence of any recent settlement or differential movement. Minor settlement or differential movement is expected, monitoring is advised. Should cracking enlarge further evaluation by a licensed contractor is advised.
Drainage & Grading Condition	Functional - Drainage and grading around the structure appear adequate and currently does not appear to be causing any adverse impact to the structure. Inspection is limited during dry conditions and due to the placement of vegetation and hard surfaces.
Erosion Condition	Functional - No signs of excessive erosion or washout were observed.
Comment	Comment - Signs of termite or wood destroying pest activity were observed in one or more areas, further information should be obtained from the seller. Further client investigation is advised, contact a qualified licensed pest contractor for further evaluation and to comment further on these conditions and repair options.



Recommend	Recommend - Due to the conditions listed above under the section Foundation further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.
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Exterior Areas

Driveway-Walkways

Driveway Condition	Functional - Minor cracking, settlement or differential movement is very common.
Walkway Condition	Functional - Minor cracking, settlement or differential movement is very common.

Fences Walls Gates

Fence Wall Type	Masonry block wall covered with stucco with wrought iron inserts - Settlement or differential movement is typical of masonry walls. Inspection of the patio wall was conducted from inside the yard.
Fence Wall Condition	Attention - One or more of the wrought iron panels is damaged and needs repair. One or more of the wrought iron fence panels is loose and needs repair. One or more of the

cap blocks is loose and needs repair. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.



Gates Condition

Functional - The gate opened, closed and latched as intended.

Vegetation Clearance

Attention - The vegetation has been planted very close to the homes main sewer line or cleanout. Over time the roots could cause damage or an obstruction in the main sewer line which could result in a backup of sewage into the home. If a backup occurs the vegetation may need removal. Consideration should be given to having the sewer lines video scoped to insure they are free from obstruction.

Recommend:

Recommend - Due to the conditions listed above under the section Exterior Areas further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Front Patio

Floor Condition

Functional - Minor cracking, settlement or differential movement is very common.

Receptacles Condition

Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.

Light & Switch Condition

Attention - One or more of the lights did not function using the wall switch this may or may not be a bulb issue, repairs are advised. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Ceiling Condition

Functional - The ceiling is in serviceable condition.

Columns Type

Wood frame with stucco finish -

Columns Condition

Functional - The columns are in serviceable condition.

Safety Rail Condition

Functional - The railings are in serviceable condition.

Rear Patio

Floor Condition

Functional - Minor cracking, settlement or differential movement is very common.

Receptacles Condition

Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.

Light & Switch Condition

Functional - The light / lights functioned as intended.

Ceiling Fan Condition

Attention - One or more of the ceiling fan blades needs repair or replacement so it will function as intended.

Ceiling Condition

Functional - The ceiling is in serviceable condition.

Columns Type

Wood frame with stucco finish -

Columns Condition

Functional - The columns are in serviceable condition.

Recommend

Recommend - Due to the conditions listed above under the section Patios, further

investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Retaining Wall

Wall Location	Side Yard - A visual inspection was performed on the retaining wall with regards to it's impact on the structure, no measurements or engineering calculations were performed. Any retaining wall four feet or more in height should be accompanied by an engineering report provided by the builder or seller.
Wall Type	The retaining wall is made of rip rap rock.
Wall Condition	Functional - The retaining wall is in functional condition.

Pool & Spa

The pool and spa inspection is conducted in accordance with the Standards of Professional Practice for the inspection of swimming pools and spas for Arizona Home Inspectors dated August 3, 2011. A copy of these standards are provided to the client at the time of the inspection or may be down loaded at <http://www.azashi.org>. This is a visual inspection of the general condition of the pool / spa as it appears on the day of the inspection. Inspection is limited to those areas which are above ground or water level. The interior of the pool surface can not be fully evaluated by means of a visual inspection. The inspector does not enter the water at any time, nor does the inspector operate any pool maintenance equipment in order to move or disturb debris on the pools interior or surface. Some interior shell conditions may not be visible due to certain weather, or water conditions during the inspection.

The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time under controlled conditions, which is beyond the scope of this inspection. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment, or reviewing past utility bills. Pool filtering equipment is not disassembled to determine the condition of filter elements and seals, damage by be discovered when service or repairs are made to this equipment. Testing of back flush mechanisms is beyond the scope of this inspection. Pool filters require annual maintenance when the filter is completely disassembled, the elements removed and serviced. Information should be obtained from the seller as to when the filter was last fully serviced. Underwater lights and their associated GFCI outlets should be tested monthly to insure proper operation. Operation and accuracy of time clock, motors, salt chlorine generators, ozone generators, mineral distribution systems, automatic distribution systems and thermostatic temperature controls cannot be verified during a visual inspection. Heating equipment should be serviced annually to insure proper and safe operation. Pilot lights on gas heaters are not lit during the inspection, these units are only activated using normal operation controls i.e. on / off switches and thermostat controls. This inspection does not include heat gain analysis, concealed portions of the evaporator and condensing coils for heat pump units, adequacy, energy efficiency, refrigerant levels, heat loss, heat exchangers, effectiveness, life span, compliancy with manufacturers installation instructions wiring configuration and requirements or potential cost of updating at the time of replacement or repair. Some units may not comply with current building codes or standards and installation requirements, additional expenses may be incurred at the time of replacement or repairs. Information regarding prior pool repairs and maintenance should be obtained from the current home owner. Auto cleaning systems are not evaluated for their cleaning performance only commented on their presence and general condition. Some installed electronic activation systems are very complex and can not be fully evaluated or operated. The current home owner or pool builder should be contacted and asked to provide any literature on the operation of such systems and proper time settings for the size of your pool, as these settings are different on the size of the pool, time of year and climate conditions. Pool setting typically should be altered depending upon the seasons. It is very common in the winter time to run the pool equipment over night to help prevent freezing pipes or damage to the pump, motor or filters. Check with your local pool contractor or retailer for the best timing schedule for your pool / spa. Pool and spa equipment is subjected to continual use, wear and periodic malfunction. These systems and components will fail at some time, it is beyond the scope of the inspection to determine when these systems and components will fail and for what reason. For optimum performance the pool equipment should be serviced annually by a qualified licensed pool contractor. Information regarding prior repairs and maintenance should be obtained from the current home owner. If annual maintenance has not be performed, consideration should be given to having the equipment fully serviced prior to residency.

Many older pools / spas and their installed equipment do not comply with current building, operation and safety standards, this report does not cover the potential cost of updating at the time of replacement, repair or updating. Safety enclosures, fences, covers etc. are necessary for pool / spa safety. These barriers should be fully inspected periodically by the homeowner to look for possible damage or deterioration. Some pools / spas are not protected by a child safety barrier. Depending on the age of the pool / spa, or location of the home or municipal ordinance one may not be required. It is strongly recommended that all pools / spas should be properly protected by a child safety barrier to protect children from drowning, other injury or death.

Diving boards, ladders and slides should be inspected periodically to insure they are in good serviceable condition and to insure attachments have not rusted or deteriorated. Consideration should be given to removal of diving boards and pool slides due to the associated risks involved with their use. Each year many people are injured and in some cases killed in pool accidents relating to diving boards and slides. Many insurance companies no longer provide insurance policies for homes with diving boards or water slides.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "**Attention**" within the heading (Pool / Spa) further investigation by the client is advised. Contact a qualified licensed pool contractor for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

The American Society of Home Inspectors, Inc. (ASHI) does not verify the qualifications of inspectors who use these standards and has no authority of control over the quality of inspections undertaken or performed using these Standards. These Standards are general in nature and are not intended to in any way discourage or limit additional or more detailed inspections. ASHI disclaims all liability for any and all personal and bodily injuries and damages, including but not limited to incidental and consequential damages, which may occur as a result of inspections performed using these Standards. No warranty, expressed or implied, is intended or offered by ASHI in the use of these Standards. ASHI assumes no risk and makes and implies no representations of any kind to inspectors, consumers, or others.

Pool-Spa

Type

In ground pool & spa combination - shared equipment.



Construction Interior Finish Type

In ground concrete shell with pebble surface.

Interior Finish Condition

Attention - Damage to the exposed rolled beam was observed in one or more areas, repairs are needed, further evaluation is advised. Damage to the interior finish was observed in one or more areas, resurfacing may be needed, further evaluation is advised. Staining of the interior finish was observed in one or more areas. These stains may or may not be removable with an acid wash. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.



Water Clarity

Functional - The water was clear, water chemistry is not included as part of a home inspection.

Tile & Grout Condition

Attention - Calcium mineral deposits were observed at the water line. These deposits may or may not be removable. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.



Skimmer 1 Condition

Attention - The lower deep end drain diverter flow regulator is damaged and needs replacement. Replacement is advised to properly regulate water flow between the skimmer and deep end drain. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.

**Drain Entrapment
Prevention Components
Condition**

Attention - The deep end drain cover(s) are an older style of flat cover which can pose an entrapment hazard. Replacement with a new domed anti vortex style cover is advised to reduce the risk of a child or person becoming en-trapped on the drain cover. Repairs are advised for safety. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.



**Handrails Steps Ladder
Condition**

Functional - The installed handrails, interior steps, ladders and benches (if present) are in a function condition, no significant damage observed.

Light & GFCI 1 Condition

Attention - The pool light did not function using normal controls. The inspector is unable to determine if this is an issue with the bulb, fixture housing, GFCI or switch. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.



**Blower Or Venturi
Condition**

Functional - The air intake venturi did function as intended when tested.

**Equipment Motors Pump
1 Condition**

Attention - The cover at the secondary catch basket located at the circulation pump head could not be removed using normal hand strength, the condition of the basket and interior is not known. The unit appears to be halfway or more through its useful service life. Circulation motors have an expected life of 7-10 years by industry standards depending on the amount of use and maintenance. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.



**Electrical Components
Conduit Condition**

Functional - The visible electrical components, conduits and connectors are in a function condition, no significant damage observed.

Electrical Bond Condition

Functional - The bare copper bond wiring was observed properly connected to the applicable equipment and accessories I.E. (pumps motors, blowers and heaters if

applicable). Underground connections can not be verified.

Filter 1 Type

Cartridge - The scope of this inspection does not include the effectiveness, adequacy, life span, or potential cost of updating at the time of replacement. For optimum performance the unit should be serviced regularly per the manufactures recommendations. Information should be obtained from the seller as to the last time the unit was fully serviced and the interior components removed, cleaned or replaced.

Filter & Pressure Gauge 1 Condition

Functional - The unit functioned as intended, the unit appears to be halfway or more through its useful service life. Pool filters have an expected life of 7-10 years by industry standards depending on the amount of use and maintenance. Replacement sand, DE or cartridges are not considered in this age determination as they are considered maintenance items.

Auto Cleaner Type

In-ground cleaning system.

Auto Cleaner Condition

Functional - An automatic cleaning system is installed in the pool and appears to be functional, no significant damage observed. Its effectiveness adequacy and operation is not part of this inspection.

Pipes Valves Condition

Attention - Sun rot damage was observed in one or more areas at the visible plumbing lines, painting is advised to prevent further deterioration. Portions of the visible PVC piping are not properly painted to prevent UV damage, painting is advised to prevent sun damage. Further client investigation is advised. Contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions.



Valve Labeling Condition

Functional - The water flow control valves are labeled.

Heater Type

Natural Gas - Most gas heaters have a normal service life of 10-15 years. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected. The heat exchanger were inspected without invasive or destructive means. Usually only 10 to 20 percent of the exchanger is visible without partial or total disassembly. This inspection covers only the readily visible portions of the heat exchanger. The scope of this inspection does not include the effectiveness, adequacy, life span, or potential cost of updating at the time of replacement. For optimum performance the unit should be serviced yearly. Information concerning the units past maintenance / service should be obtained from the seller.

Heater Condition

Functional - The unit functioned as intended, the unit appears to be halfway or more through its useful service life. Pool heaters have an expected life of 10-15 years by industry standards depending on the amount of use and maintenance.

Fuel Distribution Support Condition

Attention - The gas hard pipe is rusted and needs maintenance. Further client investigation is advised. Contact a qualified licensed pool contractor or qualified trades person for repairs, replacement or to comment further on these conditions.



Automatic Safety Controls Condition	Functional - The units automatic safety controls are properly installed, testing and operation of the installed systems is beyond the scope of the inspection.
Solar Water Heating Condition	None -
Timer 1 Condition	Functional - The circulation pump timer is in a function condition, no significant damage was observed. The accuracy of the unit can not be determined.
Decks Steps Condition	Functional - Minor cracking, settlement or differential movement is very common and not considered to be of significance unless it poses a trip hazard. Filling is advised to prevent further damage.
Coping Condition	Functional - Minor cracking, settlement or differential movement is very common and not considered to be of significance unless it poses a trip hazard. Filling is advised to prevent further damage.
Child Safety Barrier Type	Wrought Iron -
Child Safety Barrier Condition	Attention - One or more of the gates which gives access to the pool / spa area did not properly self close and self latch as required, repairs are advised. This is a liability should the home owners child a visitors child or neighbors child gain access to the area and have an accident. Further client investigation is advised, contact a qualified licensed pool contractor for further evaluation, repairs or to comment further on these conditions. Repairs should be made prior to occupying the home to insure the safety of the occupants and visitors.
Chlorinator Type	In line chlorine feed -
Water Fill Condition	Functional - The auto filler unit, housing, cover supply line and shut off are in a function condition, no visible damage observed.
Back Flow Cross Connection Condition	Functional - An anti siphon back flow prevention valve is installed on the water supply line, no visible signs of damage were observed.
Water Feature Condition	Functional - The water feature functioned and produced water.
Vegetation Clearance	Functional - The vegetation does not appear be having any visible negative impact on the pool structure. It is preferable to keep larger plantings as far away from the pool as possible to prevent possible damage to the pool structure and plumbing lines. Caution should be used when adding plantings around the area to prevent invasive types of plants from causing damage to the pool structure and plumbing lines.
Drainage & Grading Condition	Functional - Drainage and grading around the pool / spa appear adequate. Inspection is limited during dry conditions and due to the placement of vegetation and hard surfaces.
Recommend	Recommend - Due to the conditions listed above under the section Pool & Spa further investigation by the client is advised. Contact a qualified licensed pool contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Gas Service

The inspection of the installed natural gas / LP gas services piping, fittings and fixtures is limited to those areas which are readily accessible and visible during the inspection. Areas that are concealed from view for any reason are not included in this report. Much of the installed natural gas / LP gas services is concealed behind finished walls, under insulation in attic areas, behind installed fixtures, under foundation slabs, under insulation or buried in the ground. The inspection does not include moving furniture, equipment or personal belongings in order to perform the inspection. No disassembling of the gas components is performed. Damage may be uncovered when the prior owners have removed their belongings or during renovations. This type of concealed damage can not be reported with a visual inspection, and is not covered by this report.

Under ground leaking is very common in older buried fuel distribution piping. Typically this type of leaking can not be detected by means of a visual inspection, buried fuel distribution piping has an expected life span of 50 years. Most fuel distribution piping is inaccessible and can not be inspected by visual means during a home inspection, the inspection is limited to the visible portion only. Most fuel distribution piping and connections are concealed by insulation, interior walls, foundations, subfloor or are buried. **Client is advised buried fuel distribution piping older than 20 years should be pressure tested to located possible leaks. This testing should be performed within your inspection period as a specialist may identify additional defects, conditions or recommended costly upgrades that could effect the evaluation of these components. If pressure testing is not available the current home owners gas bills could be reviewed for high consumption.**

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "Attention" within the heading (Gas Service) further investigation by the client is advised. Contact a qualified licensed plumbing contractor or gas supplier for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Gas Service

Meter Shutoff Location The meter and gas shut off is located on the north side of the home or property.



Fuel Type Natural Gas -

Fuel Distribution Piping Supports Condition Functional - The visible portion of the installed fuel distribution supply piping and supports appear to be installed and supported properly.

Underground Fuel Tanks Solid Fuel Distribution Condition There is no visible evidence of any underground fuel tank on the property.

Electrical Service

The inspection of the installed electrical components and fixtures is limited to those areas which are readily accessible and visible during the inspection. Areas that are concealed from view for any reason are not included in this report. Much of the installed electrical components are concealed behind finished walls, under insulation in attic areas, behind installed fixtures, under foundation slabs, under insulation or buried in the ground. The inspection does not include moving furniture, equipment or personal belongings in order to perform the inspection. No disassembling of the electrical components is performed. Damage may be uncovered when the prior owners have removed their belongings or during renovations. This type of concealed damage can not be reported with a visual inspection, and is not covered by this report.

Many electrical systems and components do not comply with current building standards for service and safety. Many older electrical systems may or may not support the electrical needs of a modern household with may require costly updating. The National Electric Code is not retroactive and therefore many older systems do not comply with the latest safety standards. The scope of this inspection does not include the adequacy, life span, or potential cost of updating at the time of replacement or repair. A representative number of electrical outlets and lighting fixtures is operated and inspected during the inspection. Typically not all outlets can be inspected due to placement of personal belongings and stored items. Exterior electrical outlets which are mounted to the homes exterior are inspected and part of this report. Additional exterior electrical outlets may be located around the property which may or may not be inspected depending on their location, as many of these may be obscured by plantings or landscape.

GFCI's or ground fault circuit interrupters have been required in specific locations by the (NEC) for more than thirty years. Beginning with swimming pools and exterior outlets in 1971, and the list has grown to include many other locations since including bathrooms in 1975, garages in 1978, spas, and hot tubs in 1981, all kitchen counter top outlets with the exception of refrigerator and freezer outlets in 1996, GFCI outlets should be tested monthly to insure proper operation.

AFCI's or arc fault circuit interrupters have been the latest addition to the (NEC) beginning in 2002 in all bedrooms. AFCI's can protect against arc

faults which have caused thousands of electrical fires and many deaths. AFCI breakers should be tested monthly to insure proper operation. The (NEC) is not retroactive and therefore many residential systems are not equipped with these modern safety features. Consideration should be given to upgrading your system if these features are not present. This is not a requirement it is only a recommendation.

If there are smoke alarms or carbon monoxide alarms installed in this structure, the inspector only notes the presence of the units, their general condition and operation on the day of the inspection. The Arizona Standards of Professional Practice does not cover smoke or carbon monoxide alarms. The smoke or carbon monoxide alarms are only inspected and operated as a courtesy and are not covered by this report or contract. The smoke or carbon monoxide alarms were tested during the inspection using the test button only. This is not to indicate that the units will properly alarm during an emergency. Current building standards require units to be linked or wired together so that all will alarm simultaneously. Some units which are installed on high ceilings can not be easily accessed and are not tested, not all units are individually inspected. The batteries in these units are not inspected, check and replace battery semi-annually is the routine recommended by the U.S. Consumers Product Safety Commission. Smoke and carbon monoxide alarms are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and at the front and rear of adjoining hallways and on each living level of the home and basements. Units should be tested monthly to insure proper operation. Consideration should be given to replacing units over 10 years of age as the sensors in these units may not be as accurate as necessary.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "Attention" within the heading (Electrical Systems) further investigation by the client is advised. Contact a qualified licensed electrical contractor for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Main Electric Panel

Service Disconnect Location

The main electric panel and disconnect are located on the north side of the home or property.



Main Electric Service Type

Underground - The main electrical service is an underground lateral service in conduit.

Service Entrance Conductor Type

Not Visible - Due to the design of the electrical panel and underground lateral service entrance the type of service wire could not be identified or inspected.

Service Entrance Conductor Condition

Functional - View limited underground lateral service in conduit.

Panel Accessibility

Functional - The electrical panel is readily accessible.

Panel Cover Removed

The dead front cover was removed for inspection of the interior components.

Panel Condition

Functional - The electrical panel is in serviceable condition.

Panel Rating

Attention - The panel rating was not visible due to damage to the interior manufactures label or the label has been removed or worn away, this is very common with older systems. This prevents the inspector from determining the size, rating of the panel and verifying the breaker configuration.

Main Over Current Protection Type

200-amp - The main disconnect breaker is located inside the main panel.

Over Current Protection Type

Breakers -

Over Current Protection Condition Compatibility

Functional - The breakers in the electrical panel are appropriately matched with the correct gage wire.

Service Amperage Voltage

120 / 240 breakers are installed in the panel.

Panel Labeling Condition

Functional - The interior of the electrical panel is labeled. The accuracy of the existing labeling is beyond the scope of the inspection and should be verified by the seller.

Branch Circuit Conductor Type Combination of non metallic sheathed solid conductor copper and multi-strand conductor aluminum wire.

Branch Circuit Conductor Condition **Attention** - A white wire connected to a breaker was observed in one or more locations. White is reserved for neutral only, proper color coding is advised. Further client investigation is advised, contact a qualified licensed electrical contractor for repairs or to comment further on these conditions.



Service Ground Condition Functional - The main service ground wire was observed properly attached on the interior of the main electric panel. Depending on the panel configuration and grounding methods not all aspects of the grounding system can be visually inspected.

Service Bond Location A secondary bond could not be located.

Service Bond Condition **Attention** - The inspector was unable to locate a secondary bond to the exterior gas supply piping. A secondary bond in this area is recommended, but may not have been required at the time of the homes construction. Further evaluation and repairs are advised. Further client investigation is advised, contact a qualified licensed electrical contractor for repairs or to comment further on these conditions.

Receptacle Ground Polarity Condition Functional - A representative number of electrical outlets were tested. Any improperly wired outlets are identified throughout the report in their prospective rooms or areas.

GFCI Breakers Condition There are no GFCI breakers installed in the electrical panel.

AFCI Breakers Condition Functional - The AFCI breaker (s) tripped and reset as intended when tested. AFCI breakers should be tested monthly to insure proper operation.

Other Electrical

Exterior Receptacles Condition Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.

Exterior GFCI Receptacles Condition Functional - The accessible GFCI receptacles are properly wired and functioned as intended. Reset Location - Garage -

Smoke Alarm Condition **Attention** - One or more of the smoke alarms is missing a backup battery or the battery installed is no longer operational, repairs are advised. One or more of the smoke alarms did not alarm when tested. Replacement is advised. Smoke alarms are recommended by the U.S. Product Safety Commission to be installed in each bedroom, at the front and rear of adjoining hallways and each living level of the home including basements. Alarms should be properly installed and maintained per the manufactures installation instructions. Batteries should be replaced annually or per the manufactures instructions. Consideration should be given to replacing units over 10 years of age as the sensors in these units may not be as accurate as necessary. New batteries should be installed in all alarms prior to taking residency in a new home to insure the home and it's occupants are properly protected. Alarms should be tested monthly or per the manufactures instructions. Smoke alarms are tested using the "test button" only, this is not to say that the units will alarm during a fire.

Carbon Monoxide Alarm Condition **Attention** - A carbon monoxide alarm could not be located inside the home. Carbon monoxide alarms are recommended by the U.S. Product Safety Commission to be installed in homes with fuel burning appliances on each living level of the home including basements. Alarms should be properly installed per the manufactures installation

instructions. Consideration should be given to replacing units over 10 years of age as the sensors in these units may not be as accurate as necessary. Alarms should be tested monthly. New batteries should be installed in all alarms prior to taking residency in a new home to insure the home and it's occupants are properly protected.

Doorbell Condition

Functional - The entry door bell chimed when tested.

Recommend:

Recommend - Due to the conditions listed above under the section Electrical Service further investigation by the client is advised. Contact a qualified licensed electrical contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Heating Ventilation & Air Conditioning

The inspection of the installed HVAC equipment is limited to those areas which are readily accessible and visible during the inspection. Areas that are concealed from view for any reason are not included in this report. This inspection is not technically exhaustive, and does not include heat gain analysis, cooling design, proper sizing for the square footage of the home, concealed portions of the evaporator and condensing coils, air flow, adequacy, energy efficiency, refrigerant levels, proper paring of interior coils and exterior coils and air handlers, heat loss, heat exchangers, effectiveness, life span, electronic and ultra violet light air cleaners, compliancy with manufacturers installation instructions wiring configuration and requirements or potential cost of updating at the time of replacement or repair. Some units may not comply with current building codes or standards and installation requirements, additional expenses may be incurred at the time of replacement or repairs. The inspector notes the date of manufacture as observed on the appliance information label, this information is only approximate, as some manufactures do not openly date their appliances so this information can not be fully relied upon.

Older homes which have been converted from evaporative cooling to central air conditioning may not meet current standards for air quality, supply or distribution. Home which have had additional living spaces added may not heat and cool adequately for the occupants. Typically units installed in attics do not have the projected life span that similar units will have due to excessive heat.

The inspector does not remove service panels or doors that would not be accessed by a home owner, no dismantling of the unit is performed, this type of invasive work should only be performed by a licensed HVAC contractor. Pilot lights are not lit during the inspection, heating units are only activated using normal operation controls i.e. on - off switches and thermostat controls. Many of the installed components and elements are subjected to continual use, wear, and periodic malfunction. Normal usage can not be duplicated during a home inspection. An on - off check of the installed equipment is performed to verify functionality.

Due to the style and shape of the heat exchanger only a very small portion can be inspected. The heat exchanger and burner compartment were inspected without invasive or destructive means. Usually only 10 to 20 percent of the exchanger is visible without partial or total disassembly of the unit. This inspection covers only the readily visible portions of the heat exchanger and burner compartment.

All units will fail at some time, it is beyond the scope of the inspection to determine when a unit will fail and for what reason. For optimum performance the heating and cooling units should be serviced annually by a qualified licensed HVAC contractor. Information regarding the units prior repairs and maintenance should be obtained from the current home owner. If annual maintenance has not been performed, consideration should be given to having the units fully serviced prior to residency.

Thermostat controls are typically operated in one or two modes, not all modes or settings of the thermostat controls are operated. The accuracy of the unit is not part of this inspection report and beyond the scope of this inspection. At the conclusion of the inspection the thermostat was returned to it's original setting. Temperature readings and calibrations are not part of this inspection report.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "**Attention**" within the heading (Heating, Ventilation & Air Conditioning) further investigation by the client is advised. Contact a qualified licensed HVAC contractor for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Cooling Unit

Location

Ground Set -



Type	Central air conditioning - Forced air electric powered split unit - exterior condenser, interior evaporator coils. Central air conditioning units have an expected life of 15-20 years by industry standards. For optimum performance the cooling equipment should be fully serviced annually by a qualified licensed HVAC contractor. Information regarding the units prior repairs and maintenance should be obtained from the current home owner. If annual service has not be performed within the past 12 months, consideration should be given to having the unit (s) fully serviced prior to close of escrow.
Manufacture Date	Date - 2008.
Unit Operation Condition	Functional - The unit functioned at the time of the inspection and produced cooled air. The unit appears to be halfway or more through it's useful service life. Split AC units have an expected life of 15-20 years by industry standards.
Evaporator Condenser Coils Condition	Attention - Air is escaping from around the refrigerant lines or evaporator A-coil compartment. Sealing with foil tape is advised to prevent the loss of conditioned air. Further client investigation is advised, contact a qualified licensed HVAC contractor for repairs or to comment further on these conditions.
Refrigerant Lines Condition	Attention - The insulation wrap for the exterior portion of the refrigerant line to the condenser needs replacement. Further client investigation is advised, contact a qualified licensed HVAC contractor for repairs or to comment further on these conditions.
Electrical Condition	Attention - A missing knockout was observed at the electrical disconnect box, proper capping with a knockout cover is advised for safety. Further client investigation is advised, contact a qualified licensed HVAC contractor for repairs or to comment further on these conditions.



Condensate Drain Condition	Functional - The condensate line is properly installed. Depending on the time of year and relative humidity condensation may or may not be seen flowing from the drain line. Annual cleaning and maintenance is needed to insure proper drainage.
Supply Air Temperature	Degrees - 54.
Return Air Temperature	Degrees - 76.
Air Temperature Differential	Functional - The temperature differential is acceptable.
Filter Condition	See information under heating air handler.
Distribution System Type	Installed ducts and louvered air registers -
Distribution System Condition	See information under heating air handler.
Cooling Source In Each Habitable Room	Functional - There is a source of cooling in each of the inhabitable rooms.
Thermostat Operating Controls Condition	See information under heating air handler.
Heating Air Handler	
Location	Garage -



Type	Forced air natural gas - Forced air gas heating units have an expected life of 20-25 years by industry standards. For optimum performance the heating equipment should be fully serviced annually by a qualified licensed HVAC contractor. Information regarding the units prior repairs and maintenance should be obtained from the current home owner. If annual service has not be performed within the past 12 months, consideration should be given to having the unit (s) fully serviced prior to close of escrow.
Manufacture Date	Date - 2008.
Unit Operation Condition	Functional - The unit functioned at the time of the inspection and produced heated air. The unit appears to be halfway or more through it's useful service life. Forced air gas heating units have an expected life of 20-25 years by industry standards.
Heat Exchanger-Burner	Functional - This inspection covers only the readily visible portions.
Flues Vents Condition	Attention - There is not adequate clearance from the flue pipe to the drywall ceiling. By current standards there should be a minimum of 1 inch clearance with a metal fire stop fitting. Repairs are advised. Further client investigation is advised, contact a qualified licensed HVAC contractor for repairs or to comment further on these conditions.
Combustion Air Condition	Functional - Availability of secondary air for combustion and relief appears adequate.
Blower Condition	Attention - The blower components and compartment are dirty. This is an indication that unfiltered air has been entering into the air handler and the conditioned air supply, cleaning and servicing are advised. Further client investigation is advised, contact a qualified licensed HVAC contractor for repairs or to comment further on these conditions.
Automatic Safety Controls Condition	Functional - The units automatic safety override controls are properly installed, testing and operation of the installed systems is beyond the scope of the inspection.
Electrical Condition	Functional - The electrical components are in serviceable condition.
Filter Location	At Unit - Filter(s) should be changed or cleaned every 30 days.
Filter Condition	Attention - The filter is dirty and needs replacement.
Fuel Distribution Support Condition	Attention - There is no sediment trap or dip leg located at this gas appliance. Repairs are advised. Further client investigation is advised. Contact a qualified licensed HVAC contractor for repairs, replacement or to comment further on these conditions.
Supply Temperature	Degrees - 104.
Distribution System Type	Installed ducts and louvered air registers -

Distribution System Condition	Functional - The duct work and louvered air registers are in serviceable condition unless otherwise noted.
Heat Source In Each Habitable Room	Functional - There is a source of heating in each of the inhabitable rooms.
Thermostat Operating Controls Condition	Functional - The thermostat was tested in heating and cooling modes, not all modes and settings are operated.
Recommend:	Recommend - Due to the conditions listed above under the section Heating-Venting-Air Conditioning further investigation by the client is advised. Contact a qualified licensed HVAC contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Plumbing Service

The inspection of the installed plumbing materials and fixtures is limited to those areas which are readily accessible and visible during the inspection. Areas that are concealed from view for any reason are not included in this report. Much of the installed plumbing is concealed behind finished walls, under insulation in attic areas, under foundation slabs or buried in the ground.

Safety shut-off valves and pressure regulators are not operated during the inspection for fear of causing subsequent leakage at valves and stem packings, this is a common occurrence when the fixtures have not been operated in some time. Main water shut off valves are not operated during the inspection for fear of causing subsequent leakage which is common with valves that have not been operated in some time. Older styles of gate valves are known to fail if operated after a prolonged period of inactivity which could result in the home not having water or the owner not being able to shut off the water supply to the home. Exposed piping, hose bibs, shut off valves, irrigations systems, pool supply lines, interior or exterior water supply lines, could become damaged due to freezing. Consideration should be given to protect these items from this type of damage as well as keeping the home climatically controlled.

Water pressure is measured at the time of the inspection, yet water pressure can differ depending on time of day, area usage, and plumbing materials. Older styles of vinyl and rubber water supply hoses are susceptible to damage due to excessive pressure, consideration should be given to replacement of all supply hoses with newer metal braided supply lines and hoses to help prevent leakage or rupture.

Exterior hose faucets which are mounted to the homes exterior are inspected and part of this report. Additional hose faucets may be located around the property which may or may not be inspected depending on their location, as many of these may be obscured by plantings or landscape.

Functional flow is tested by operating multiple plumbing fixtures simultaneously and observing any significant drop in pressure. Functional drainage is observed when a fixture empties in a reasonable amount of time and does not overflow when another fixture are drained simultaneously. Functional drainage does not include the main sewer line from the home to the street as this waste line is concealed under ground and can not be visually inspected, these lines should be video scoped by a licensed plumbing contractor. Galvanized piping installed in older structures may discharge discolored water if the water fixtures have not been operated or used over a period of time this may indicate the piping material may be in need of replacement.

Client is advised waste lines and vent stacks should be video scoped to located possible damage, collapse or obstructions like tree roots, this is especially necessary for waste lines and vent stacks older then 10 years or in areas with heavy vegetation. Older galvanized, cast iron, terracotta clay and Orangeburg piping have a limited life span. Blockages can and will occur in the waste system, waste lines can be obstructed with rust, mineral deposits, tree roots, waste and other debris or be in the process of collapse, these pipe could function at the time of the inspection, but fail under normal or heavy usage. These pipes can not be inspected by visual means during a home inspection. Video scoping of the homes waste lines and vent stacks should be performed within your inspection period as a plumbing specialist may discover issues requiring costly repairs.

The inspector only operates water fixtures for a short time during the inspection. This does not allow a large volume of water to build up with in the waste pipe system. Some times during construction or remodeling, debris or construction material may become lodged in the drain waste piping system and could cause a backup of the fixture. The inspector is unable to determine this at the time of the inspection since this usually occurs after heavy usage of the interior plumbing system. If you encounter a backup of waste water, discontinue use of the water fixture and contact the builder or qualified licensed plumbing contractor immediately and advise them of the situation.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "**Attention**" within the heading (Plumbing Systems) further investigation by the client is advised. Contact a qualified licensed plumbing contractor for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Plumbing

Main Water Shutoff Location	North side of home - Shut off valves are not operated during the inspection
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Main Water Shutoff Condition

Attention - The main water meter valve box was congested with debris, clearing is advised for proper access to the meter and main shut off. Further client investigation is advised. Contact a qualified licensed plumbing contractor for repairs or to comment further on these conditions.

Main Service Piping Type

The visible portion of the main water service is copper piping.

Main Service Piping Supports Insulation Condition

Functional - No visible signs of leaking were observed, view is some times limited due to insulation wrap. Most main supply piping is inaccessible for a visual inspection from the meter to the point to which it is connected at the home. The main service line is properly supported at the home connection and is wrapped for frost prevention.

Interior Supply Distribution Piping Type

The interior water supply distribution piping is PEX plastic piping.

Interior Supply Distribution Piping Supports Insulation Condition

Attention - Portions of the interior supply distribution piping are not adequately protected from frost damage, during freezing conditions damage could occur. Properly insulating all exposed piping, fixtures and regulators in unconditioned areas such as garages, carports, patios, utility and laundry rooms, exterior walls, pool areas, attics, crawlspaces and roof surfaces is advised to help prevent damage during freezing conditions. Repairs are advised.



Interior Drain Waste Vent Material Type

The interior drain, waste and vent piping in the structure is predominantly ABS plastic. Inspection is limited to visible portion only, most drain waste piping is concealed under the homes foundation or buried in the ground.

Interior Drain Waste Vent Support Condition

Attention - The visible portions of the drain, waste and vent piping appear to be properly supported and in a functional condition, inspection is limited to the visible portion. Roots from trees and other vegetation can gain access into older waste lines which can result in expensive clearing with a roter machine. Much of the drain, waste and vent piping is not visible due to wall coverings, insulation, foundations and building design. **Client is advised waste lines and vent stacks should be video scoped to located possible damage, collapse or obstructions like tree roots, this is especially necessary for waste lines and vent stacks older then 10 years or in areas with heavy vegetation. Video scoping should be performed within your inspection period as a plumbing specialist may discover issues requiring costly repairs.**

Interior Functional Flow Condition

Functional - The interior functional flow appears adequate. Functional flow is tested by operating multiple plumbing fixtures simultaneously and observing any significant drop in pressure. Pressure varies throughout the day depending on area demand.

Interior Functional

Functional - Interior functional drainage appears adequate. Functional drainage was

Drainage Condition	observed when a fixture empties in a reasonable amount of time and does not overflow when another fixture are drained simultaneously.
Interior Supply Drainage Leaking Condition	Functional - No active leaking was observed at the visible supply and drainage piping. Inspection is limited to visible areas only, most plumbing lines are concealed behind wall coverings, under floors, or insulation.
Hose Faucets Condition	Functional - Hose faucets mounted to the home were tested and dispensed water.
Cross Connection Anti Siphon Condition	Functional - Back flow prevention anti siphon devices were visible at the hose faucets located on the homes exterior walls.
Exterior Water Pressure	PSI - 65.
Exterior Water Pressure Condition	Functional - The exterior water pressure at the time of the inspection was within acceptable ranges of 40-70 PSI. Water pressure varies depending on time of day and area usage.
Pressure Regulator Condition	There is a water pressure regulator connected to the homes incoming water supply line. The accuracy of the unit is outside the scope of the inspection.
Sewer Cleanout Location	East side of the home. Sewer lines can not be inspected by visual means during a home inspection. Client is advised waste lines and vent stacks should be video scoped to located possible damage, collapse or obstructions like tree roots, this is especially necessary for waste lines and vent stacks older then 10 years or in areas with heavy vegetation. Video scoping should be performed within your inspection period as a plumbing specialist may discover issues requiring costly repairs.
Sewer Cleanout Condition	Attention - The ABS sewer clean out caps and exposed connections are in need of painting to help prevent damage from the suns UV rays. Painting is advised. Further client investigation is advised. Contact a qualified licensed plumbing contractor for repairs or to comment further on these conditions.



Water Filtration Type	There is a water softener, conditioner, RO system or filter installed. The inspector only notes the presence of the unit / units. The Arizona Standards of Professional Practice does not cover these systems and are not covered by this report or contract. Further information concerning the units operation, maintenance and prior service should be obtained from the seller or a licensed contractor.
Recommend	Recommend - Due to the conditions listed above under the section Plumbing Systems further investigation by the client is advised. Contact a qualified licensed plumbing contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Water Heater

The inspection of the water heating unit / units is limited to those areas which are readily accessible and visible during the inspection. The scope of this inspection does not include the effectiveness, adequacy, life span, or potential cost of updating at the time of replacement or repair. The inspector only removes service doors which are provided for home owner access, no dismantling of the unit if performed, this type of invasive work should only be performed by a qualified licensed plumbing contractor. Pilot lights are not lit during the inspection, water heating units are only activated using

normal operation controls i.e. on / off switches and thermostat controls. Some units may not comply with current building codes and installation requirements, additional expenses may be incurred at the time of replacement. For optimum performance the unit should be serviced annually or as directed by the manufacturer by a qualified licensed plumbing contractor. The average life span of a water heater is between 10 and 15 years depending on usage, style and maintenance. The inspector notes the date of manufacture as observed on the appliance information label, this information is only approximate, as some manufactures do not openly date their appliances so this information can not be fully relied upon. PTR or watts valves are not operated during the inspection, if these valves have not be operated yearly as recommended by the manufacturer they may leak after being operated. Yearly operation of the PTR or watts discharge valves is recommended to insure the valve operates and the water discharge line is unobstructed.. All units will fail at some time, it is beyond the scope of the inspection to determine when a unit will fail and for what reason. For optimum performance the unit (s) should be serviced annually by a qualified licensed plumbing contractor. Information regarding the units prior repairs and maintenance should be obtained from the current home owner. If annual maintenance has not be performed, consideration should be given to having the units fully serviced prior to residency.

Hot water supply temperatures should be set according to the manufactures installation recommendations, and should be tempered for personal comfort and safety.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "**Attention**" within the heading (Water Heater) further investigation by the client is advised. Contact a qualified licensed plumbing contractor for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Water Heater

Location

Garage -



Type

Natural gas storage tank water heater. Storage tank water heaters have an expected life of 10-15 years by industry standards. For optimum performance the water heating equipment should be fully serviced annually by a qualified licensed plumbing contractor. Information regarding the units prior repairs and maintenance should be obtained from the current home owner. If annual service has not be performed within the past 12 months, consideration should be given to having the unit (s) fully serviced prior to close of escrow.

Manufacture Date

Date - 2008.

Tank Capacity

40 gallon -

Unit Operation Condition

Attention - The unit appears to be halfway or more through its useful service life. Water heaters have an expected life of 10-15 years by industry standards. The shut off is an older style of gate valve. These valves are known to leak and or fail if operated after a prolonged period of inactivity which could require replacement. Consideration should be given to replacement of the valve when the water heater is next replaced. The water heater this located on the interior of the home, garage or utility room, the addition of a drip pan is advised to prevent damage should the unit fault and begin to leak. Further client investigation is advised. Contact a qualified licensed plumbing contractor for repairs or to comment further on these conditions.

Flues Vents Condition

Attention - There is not adequate clearance from the flue pipe to the drywall ceiling. By current standards there should be a minimum of 1 inch clearance with a metal fire stop fitting. Repairs are advised when the water heater is next replaced. Further client investigation is advised. Contact a qualified licensed plumbing contractor for repairs or to comment further on these conditions.



TPR Automatic Safety Controls Condition

Functional - The unit is equipped with a temperature pressure relief valve and discharge pipe.

Fuel Distribution Support Condition

Attention - There is no sediment trap or dip leg located at this gas appliance. Repairs are advised when the water heater is next replaced. Further client investigation is advised. Contact a qualified licensed plumbing contractor for repairs, replacement or to comment further on these conditions.

Combustion Air Condition

Functional - Availability of secondary air for combustion and relief appears adequate.

Recommend

Recommend - Due to the conditions listed above under the section Water Heaters further investigation by the client is advised. Contact a qualified licensed plumbing contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Parking Structure & Overhead Door

The parking structure and storage area inspection is limited to those areas which are readily accessible and visible during the inspection. Areas that are concealed from view for any reason are not included in this report. Due to stored items in closets, cabinets and along the walls and floors not all areas are visible during the inspection. The inspection does not include moving furniture, rugs, pictures, stored items, appliances or personal belongings in order to perform the inspection. The inspector is unable to see through walls and ceilings, under floor coverings, under insulation, behind cabinets, or around personal property and stored items. The inspector is unable to determine what has or has not happened to the home in the past or what will or will not happen to the home in the future. Damage may be uncovered when the prior owners have removed their belongings or during renovations and repairs. This type of concealed damage can not be reported with a visual inspection and is not covered by this report. Buyers are encouraged to perform a final walk through prior to close when the home has been vacated to look for any type of damage which may have been concealed by the previous home owners belongings or occurred during moving. Free standing cabinets maybe inspected, but this is not an indication that they will remain with the home further information should be obtained from your agent or the seller. The dividing wall and ceiling between the garage and the living area is limited to visible areas. The thickness and fire rating of the material or compliancy with building codes is not part of this inspection.

Overhead door openers are subjected to continual use, wear, and periodic malfunction. The scope of the inspection of the over head garage door and opener does not include the condition of tension springs, effectiveness, adequacy, life span, or potential cost of updating the system or component at the time of replacement or repair. Older units may not comply with current building codes and installation requirements, additional expenses may be incurred at the time of replacement or repair. Only wall mounted openers are tested, personal remotes and keyless entry systems are not inspected. The inspection of the automatic over head door safety pressure reverse if performed using a hand pressure method. The inspector does not perform a resistance test using a 2x4 block of wood placed over the door opening to verify that the door will automatic retract should it meet a resistance. This test could give a false perception of safety as the force which may be necessary for the door to retract could be sufficient to cause injury to person or child and in many cases cause significant damage to one or more of the door panels, tracks, or motor. All units will fail at some time, it is beyond the scope of the inspection to determine when a unit (s) will fail and for what reason. For optimum performance the unit (s) should be serviced annually by a qualified licensed contractor. Information regarding the units prior repairs and maintenance should be obtained from the current home owner. If annual maintenance has not be performed, consideration should be given to having the units fully serviced prior to residency.

Free standing shed, storage and out buildings are not inspected and are not covered by this inspection report. Any comments made about these buildings was done only as a courtesy.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "Attention" within the heading (Parking Structure & Storage) further investigation by the client is advised. Contact a licensed contractor for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Parking Structure

Type	Attached garage -
Fire Separation Walls Condition	Functional - The separation wall is free of significant damage or voids. View is often limited due to stored items or installed fixtures.
Fire Separation Ceiling Condition	Attention - Prior repairs were observed in one or more areas. Further information should be obtained from the seller.
Floor Condition	Functional - Minor cracking, settlement or differential movement is very common.
Light & Switch Condition	Functional - The light / lights functioned as intended.
Receptacles Condition	Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.
GFCI Receptacles Condition	Functional - The accessible GFCI receptacles are properly wired and functioned as intended.
Garage Ventilation Condition	Functional - Ventilation in the garage appears sufficient.

Overhead Garage Door 1

Overhead Door Type	Two car - The automatic overhead door was raised and lowered using the wall mount controller.
Overhead Door Opener Condition & Operation	Attention - One or more of the overhead door panels are bent or damaged, the damage is cosmetic and does not impact the doors operation. The lower rubber door seal needs replacement to prevent moisture or pests from entering the garage. Further client investigation is advised. Contact a qualified licensed overhead door contractor for repairs or to comment further on these conditions.



Safety Reverse Condition	Functional - The overhead door safety pressure reverse safety system was tested using hand resistance only. When the door meets resistance it will automatically return the door to the open position. The photo eye safety sensor was tested. When a object passes through the beam the door will automatically return to the open position.
Recommend	Recommend - Due to the conditions listed above under the section Parking Structure & Overhead Door further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Interior Areas

The interior living areas inspection is limited to those areas which are readily accessible and visible during the inspection. Areas that are concealed from view for any reason are not included in this report. Minor cosmetic defects such as stains, dents, nail pops, repairs, cracks, nail holes, peeling wall paper, etc, may exist on the interior walls and ceilings. These types of minor defects are typical of pre owned homes and may not be covered in the detail of the report. Minor defects in floor coverings such as worn areas, traffic patterns, stains, fading, scratches, hollow or cracked tiles, or cracked / damaged grout and grout shrinkage or gaps in wood flooring are not covered in the detail of the report. Minor defects in painted surfaces

such as worn areas, stains, chipping, nail holes or fading are not covered in the detail of the report.

Due to stored items in rooms, closets, cabinets, furniture placement, etc. in the home, not all areas are visible during the inspection. The inspection does not include moving furniture, rugs, pictures, stored items, appliances or personal belongings in order to perform the inspection. The inspector is unable to see through walls and ceilings, under floor coverings, under insulation, behind cabinets, behind tub and shower surrounds, or around personal property and stored items. The inspector is unable to determine what has or has not happened to the home in the past or what will or will not happen to the home in the future. Damage may be uncovered when the prior owners have removed their belongings or during renovations and repairs. This type of concealed damage can not be reported with a visual inspection, and is not covered by this report. Buyers are encouraged to perform a final walk through prior to close when the home has been vacated to look for any type of damage which may have been concealed by the previous home owners belongings or occurred during moving.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "Attention" within the headings (Interior Areas) further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Interior Materials

Ceiling Type	Drywall -
Ceiling Condition	Functional - The interior finished ceilings are in a functional condition unless otherwise stated.
Wall Type	Drywall -
Wall Condition	Functional - The interior finished walls are in a functional condition unless otherwise stated.
Floor Covering Type	Tile - Carpet.
Floor Covering Condition	Functional - The interior finished floors are in a functional condition unless otherwise stated.
Painted Surfaces Condition	Functional - This report does not cover the presence or absence of lead paint.

Kitchen

The kitchen inspection is limited to those areas which are readily accessible and visible during the inspection. Areas that are concealed from view for any reason are not included in this report. Minor cosmetic defects such as stains, dents, nail pops, repairs, cracks, nail holes, peeling wall paper, etc, may exist on the interior walls and ceilings. These types of minor defects are typical of pre owned homes and may not be covered in the detail of the report. Minor defects in floor coverings such as worn areas, traffic patterns, stains, fading, scratches, hollow or cracked tiles, or cracked / damaged grout and grout shrinkage or gaps in wood flooring are not covered in the detail of the report. Minor defects in painted surfaces such as worn areas, stains, chipping, nail holes or fading are not covered in the detail of the report.

Due to stored items in closets, cabinets, appliance placement, etc. in the kitchen, not all areas are visible during the inspection. The inspection does not include moving these items in order to perform the inspection. Damage may be uncovered when the prior owners have removed their belongings or during renovations and repairs. This type of concealed damage can not be reported with a visual inspection, and is not covered by this report. Buyers are encouraged to perform a final walk through prior to close when the home has been vacated to look for any type of damage which may have been concealed by the previous home owners belongings or occurred during moving.

Due to appliance placement and stored personal items not all electric receptacles and windows can be accessed and inspected. Ceiling fans are inspected from floor level and are not operated on all speeds or modes, blades are not checked for tightness, ceiling boxes are not evaluated for proper load capability. Window coverings are not inspected. The inspector may operate them in the course of his inspection but these items are not covered in the detail of the report and are not inspected. The inspector checks a representative number of doors, windows, installed cabinets, electrical receptacles, and lights during his inspection, attached hardware such as door stops, cabinet drawer and door pulls towel bars, tissue holders, and other similar items are not inspected and not covered by this report.

The kitchen is a wet zone area of the home meaning there are water supply pipes and waste water pipes concealed behind cabinets, within the wall cavities and under floor coverings. It is very common during renovations or repairs to find moisture intrusion, damage and mold concealed in these areas. This type of concealed damage can not be visually inspected or reported during a home inspection.


Calking is very important to prevent moisture intrusion within the wall cavity which could lead to mold growth and damage, this type of concealed damage can not be visually inspected or reported during a home inspection. It is recommended to re-calk wet locations yearly or as needed to avoid damage to interior finishes, fixtures and structural elements. Ventilation fans and openable windows should always be used to remove moisture laden air while cooking and prevent excessive moisture accumulation and mold growth on wall surfaces and within concealed wall cavities. Current building standards require a ventilation fan to be located in the kitchen to remove moisture laden air from the room and help prevent excessive moisture accumulation and mold growth and improve indoor air quality.

The kitchen is high use area many of the installed fixtures and elements are subjected to continual use, wear, and periodic malfunction. Normal usage can not be duplicated during an inspection. An on - off check of the installed fixtures and listed appliances is performed to verify functionality. **Portable appliances or personal property such as refrigerators, wine chillers, ice makers, washers, dryers, portable dishwashers and countertop microwaves are not inspected unless other wise noted in the report.** Installed appliances such as free standing ranges, wall ovens, cook tops, dishwashers, disposals, microwave ovens exhaust systems, were operated at the time of the inspection. An on / off check was performed to confirm that they are operational. A full cycle test of the self cleaning cycle, accuracy of temperature settings, elements, ability to clean and

instillation requirements are not part of this inspection. Many older styles of free standing ranges are not equipped with an anti tipping devise which secures the appliance to the wall. In the event that a heavy load is applied to the door of the appliance this anti tip device will keep the appliance secure and avoid it falling onto the operator. The scope of this inspection does not include the effectiveness, adequacy, life span, or potential cost of updating at the time of replacement or repair. Ventilation fans should always be used to help remove moisture laden air and cooking odors while cooking. Current building standards require a ventilation fan to be located in the kitchen area to remove moisture laden air and cooking odors from the room and help with indoor air quality.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "Attention" within the headings (Kitchen) further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Kitchen

Closet Pantry Condition	Functional - The closet door / doors opened and closed as intended.
Walls Condition	Attention - Damage to one or more of the wall was observed in one or more areas, repairs are advised. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.
Ceiling Condition	Functional - The ceiling is in serviceable condition.
Floor Condition	Functional - The floor covering is in serviceable condition.
Light & Switch Condition	Functional - The light / lights functioned as intended.
Windows & Screens Operation Condition	Functional - The inspected windows are in serviceable condition.
Receptacles Condition	Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.
GFCI Receptacles Condition	Functional - The accessible GFCI receptacles are properly wired and functioned as intended.
Fixtures Faucets Condition	Functional - The sink basin and drainage functioned as intended.
Countertops Condition	Functional - The countertops are in serviceable condition.
Cabinets Storage Condition	Attention - Prior moisture intrusion, staining or damage was observed at one or more of the base cabinets. It is not known if this damage was from stored items or a plumbing leak. Further information should be obtained from the seller, further evaluation and repairs by a qualified licensed environmental contractor is advised. One or more of the cabinet hinges is loose and needs repairs. One or more of the cabinet drawers needs repairs or adjustments so that it will properly open and close. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.
	
Caulking Condition	Attention - Caulking repairs are advised in the following locations to prevent moisture intrusion. Around the perimeter of the counter back or side splash.
Ventilation Type	Under cabinet microwave exterior vent -
Ventilation Condition	Functional - The unit functioned as intended, the unit appears to be halfway or more through its useful service life. Ventilation units have an expected life of 15-20 years by industry standards.

Disposal Condition	Attention - The wire restraint for the units power cord is not properly installed. Repairs are advised so the cord is secured. The unit appears to be halfway or more through its useful service life. Disposals have an expected life of 10-15 years by industry standards.
Dishwasher Condition	Functional - The unit functioned as intended, the unit appears to be halfway or more through its useful service life. Dishwashers have an expected life of 10-15 years by industry standards.
Dishwasher Cross Connection Condition	Functional - The dishwasher is installed with the proper high loop or air gap device.
Cooking Appliance Type	Free standing electric range.
Cooking Appliance Condition	Functional - The unit (s) functioned as intended, the unit (s) appear to be halfway or more through its useful service life. Cooking appliances have an expected life of 15-20 years by industry standards.
Microwave Condition	Functional - The unit functioned as intended, the unit appears to be halfway or more through its useful service life. Microwave ovens have an expected life of 10-15 years by industry standards.
Recommend	Recommend - Due to the conditions listed above under the section Kitchen further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Fireplace

The inspection of the fireplace is limited to those areas which is visible from the interior of the fire box. The entire interior of the chimney flue can not be fully inspected without the use of a video scope camera. This type of service is not offered with a visual inspection. Information regarding prior fireplace maintenance or repairs should be obtained from the current home owner. Annual maintenance is advised to insure proper and safe operation of these units. Gas unit are not manually ignited, only an on / off check of the gas supply is performed.

The inspector does not remove service panels that would not be accessed by a home owner, no dismantling of the unit is performed, this type of invasive work should only be performed by a licensed contractor. Pilot lights are not lit during the inspection, units are only activated using normal operation controls i.e. on / off switches and thermostat controls. Many of the installed components and elements are subjected to continual use, wear, and periodic malfunction. Normal usage can not be duplicated during a home inspection. An on - off check of the equipment is performed to verify functionality.

All units will fail at some time, it is beyond the scope of the inspection to determine when a unit will fail and for what reason. For optimum performance the fireplace should be serviced annually by a qualified licensed contractor. Information regarding the units prior repairs and maintenance should be obtained from the current home owner. If annual maintenance has not be performed, consideration should be given to having the units fully serviced prior to residency.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "**Attention**" within the heading (Fireplace) further investigation by the client is advised. Contact a qualified licensed contractor for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Fireplace

Location	Family Room -
Fireplace Stove Type	Prefabricated metal firebox insert - The fireplace should be serviced annually.
Fireplace Fuel Type	Gas log set -
Fireplace Stove Condition	Functional - The fireplace is in serviceable condition.
Damper Condition	Open flue.
Hearth Surround Condition	Functional - The hearth is in serviceable condition.
Spark Arrestor Doors	Functional - The spark arrestor / doors are in serviceable condition.

Condition

Fuel Distribution Support Condition Functional - The fuel distribution piping, flex line connector and shut off are properly supported and in serviceable condition.

Mantel Condition Functional - The mantel is in serviceable condition.

Living Areas

The interior living areas inspection is limited to those areas which are readily accessible and visible during the inspection. Areas that are concealed from view for any reason are not included in this report. Minor cosmetic defects such as stains, dents, nail pops, repairs, cracks, nail holes, peeling wall paper, etc. may exist on the interior walls and ceilings. These types of minor defects are typical of pre owned homes and may not be covered in the detail of the report. Minor defects in floor coverings such as worn areas, traffic patterns, stains, fading, scratches, hollow or cracked tiles, or cracked / damaged grout and grout shrinkage or gaps in wood flooring are not covered in the detail of the report. Minor defects in painted surfaces such as worn areas, stains, chipping, nail holes or fading are not covered in the detail of the report.

Due to stored items in rooms, closets, cabinets, furniture placement, etc. in the home, not all areas are visible during the inspection not all electric receptacles and windows can be accessed and inspected. The inspection does not include moving furniture, rugs, pictures, stored items, or personal belongings in order to perform the inspection. Damage may be uncovered when the prior owners have removed their belongings or during renovations and repairs. This type of concealed damage can not be reported with a visual inspection, and is not covered by this report. Buyers are encouraged to perform a final walk through prior to close when the home has been vacated to look for any type of damage which may have been concealed by the previous home owners belongings or occurred during moving.

Ceiling fans are inspected from floor level and are not operated on all speeds or modes, blades are not checked for tightness, ceiling boxes are not evaluated for proper load capability. Window coverings are not inspected. The inspector may operate them in the course of his inspection but these items are not covered in the detail of the report and are not inspected. The inspector checks a representative number of doors, windows, installed cabinets, electrical outlets, and lights during his inspection, attached hardware such as door stops, cabinet drawer and door pulls towel bars, tissue holders, and other similar items are not inspected and not covered by this report.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "Attention" within the headings (Living Areas) further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Entry Foyer

Closet Condition Functional - The closet door / doors opened and closed as intended.

Walls Condition Functional - The walls are in serviceable condition.

Ceiling Condition Functional - The ceiling is in serviceable condition.

Floor Condition Functional - The floor covering is in serviceable condition.

Light & Switch Condition Functional - The light / lights functioned as intended.

Windows & Screens Operation Condition Functional - The inspected windows are in serviceable condition.

Receptacles Condition Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.

Hallway

Closet Condition Functional - The closet door / doors opened and closed as intended.

Walls Condition Functional - The walls are in serviceable condition.

Ceiling Condition Functional - The ceiling is in serviceable condition.

Floor Condition Functional - The floor covering is in serviceable condition.

Light & Switch Condition Functional - The light / lights functioned as intended.

Receptacles Condition Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.

Living Room

Walls Condition Functional - The walls are in serviceable condition.

Ceiling Condition Functional - The ceiling is in serviceable condition.

Floor Condition Functional - The floor covering is in serviceable condition.

Light & Switch Condition	Functional - The light / lights functioned as intended.
Ceiling Fan Condition	Functional - The ceiling fan / fans functioned as intended.
Windows & Screens Operation Condition	Attention - The thermal seal between the two panes of glass shows signs of displacement or warping at one or more of the window panes. No signs of seal failure such as trapped moisture, clouding or condensing were observed, the window (s) may require replacement. Window seal failure can be difficult to determine due to interior and exterior temperatures, humidity, degree of seal failure and other factors. Further evaluation of all the homes windows and glass doors by a licensed window contractor is advised to determine if any other seals have failed or are in the process of failure and will require replacement.
Receptacles Condition	Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.

Dining Room

Walls Condition	Functional - The walls are in serviceable condition.
Ceiling Condition	Functional - The ceiling is in serviceable condition.
Floor Condition	Functional - The floor covering is in serviceable condition.
Light & Switch Condition	Functional - The light / lights functioned as intended.
Windows & Screens Operation Condition	Attention - One or more of the window screens needs re-screening or replacement.
Receptacles Condition	Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.

Family Room

Walls Condition	Functional - The walls are in serviceable condition.
Ceiling Condition	Functional - The ceiling is in serviceable condition.
Floor Condition	Functional - The floor covering is in serviceable condition.
Light & Switch Condition	Functional - The light / lights functioned as intended.
Ceiling Fan Condition	Functional - The ceiling fan / fans functioned as intended.
Windows & Screens Operation Condition	Functional - The inspected windows are in serviceable condition.
Receptacles Condition	Attention - One or more of the receptacle covers needs replacement so the wiring connections are properly protected.

Breakfast Nook

Walls Condition	Functional - The walls are in serviceable condition.
Ceiling Condition	Functional - The ceiling is in serviceable condition.
Floor Condition	Functional - The floor covering is in serviceable condition.
Light & Switch Condition	Functional - The light / lights functioned as intended.
Windows & Screens Operation Condition	Attention - One or more of the window screens needs re-screening or replacement.
Receptacles Condition	Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.
Recommend	Recommend - Due to the conditions listed above under the section Living Areas further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects,

conditions, or recommend upgrades that could effect the evaluation of the component.

Bathrooms

The bathroom inspection is limited to those areas which are readily accessible and visible during the inspection. Areas that are concealed from view for any reason are not included in this report. Minor cosmetic defects such as stains, dents, nail pops, repairs, cracks, nail holes, peeling wall paper, etc, may exist on the interior walls and ceilings. These types of minor defects are typical of pre owned homes and may not be covered in the detail of the report. Minor defects in floor coverings such as worn areas, traffic patterns, stains, fading, scratches, hollow or cracked tiles, or cracked / damaged grout and grout shrinkage or gaps in wood flooring are not covered in the detail of the report. Minor defects in painted surfaces such as worn areas, stains, chipping, nail holes or fading are not covered in the detail of the report.

Due to stored items in, closets, cabinets, furniture placement, etc, not all areas are visible during the inspection. The inspection does not include moving, stored items, or personal belongings in order to perform the inspection. Damage may be uncovered when the prior owners have removed their belongings or during renovations and repairs. This type of concealed damage can not be reported with a visual inspection, and is not covered by this report. Buyers are encouraged to perform a final walk through prior to close when the home has been vacated to look for any type of damage which may have been concealed by the previous home owners belongings or occurred during moving.

Due to furniture placement and stored personal items not all electric receptacles and windows can be accessed and inspected. Ceiling fans are inspected from floor level and are not operated on all speeds or modes, blades are not checked for tightness, ceiling boxes are not evaluated for proper load capability. Window coverings such as vertical and horizontal blinds, wood shutters, roman shades, rolling shades, plantation shutters, retractable awnings ect. are not inspected. The inspector may operate them in the course of his inspection but these items are not covered in the detail of the report and are not inspected. The inspector checks a representative number of doors, windows, installed cabinets, electrical outlets, and lights during his inspection, attached hardware such as door stops, cabinet drawer and door pulls towel bars, tissue holders, and other similar items are not inspected and not covered by this report. The bathrooms area is a high use area, most cabinets, drawers, and pantry areas are difficult to inspect due to stored items. A representative number of cabinet doors and drawers are tested during the inspection. Not all doors and drawers are inspected. Many of the installed fixtures and elements are subjected to continual use, wear, and periodic malfunction. Normal usage can not be duplicated during an inspection.

The bathrooms are a high use area of the home, many of the fixtures and elements are subjected to daily use, wear, and periodic malfunction. This type of usage can not be duplicated during an inspection. The bathrooms are a wet zone area of the home meaning there are water supply pipes and waste water pipes concealed behind cabinets, within the wall cavities, behind shower and tub surrounds and under floor coverings. It is very common during renovations or repairs to find moisture intrusion, damage and mold concealed in these areas. This type of concealed damage can not be visually inspected or reported during a home inspection.

Calking is very important to prevent moisture intrusion within the wall cavity which could lead to mold growth and damage, this type of concealed damage can not be visually inspected or reported during a home inspection. It is recommended to re-calk wet locations yearly or as needed to avoid damage to interior finishes, fixtures and structural elements. Ventilation fans and openable windows should always be used to remove moisture laden air while bathing or showering and prevent excessive moisture accumulation and mold growth on wall surfaces and within concealed wall cavities. Current building standards require a ventilation fan to be located in the same room as the bath or shower to remove moisture laden air from the room and help prevent excessive moisture accumulation and mold growth and improve indoor air quality.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "Attention" within the headings (Bathrooms) further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Main Hall Bathroom

Entry Door Operation Condition	Functional - The entry door opened and closed as intended.
Closet Condition	Functional - The closet door / doors opened and closed as intended.
Walls Condition	Functional - The walls are in serviceable condition.
Ceiling Condition	Functional - The ceiling is in serviceable condition.
Floor Condition	Functional - The floor covering is in serviceable condition.
Light & Switch Condition	Functional - The light / lights functioned as intended.
Windows & Screens Operation Condition	Functional - The inspected windows are in serviceable condition.
Receptacles Condition	Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.
GFCI Receptacles Condition	Functional - The accessible GFCI receptacles are properly wired and functioned as intended.
Ventilation Fan Condition	Attention - The ventilation fan is dirty and in need of cleaning to promote proper air circulation. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.

Fixtures Faucets Condition	Attention - The aerator is congested with mineral deposits and needs clearing or replacement to improve the spray pattern and flow. Further buyer investigation is advised. Contact a licensed plumbing contractor for repairs or to comment further on these conditions.
Countertops Condition	Functional - The countertops are in serviceable condition.
Cabinets Storage Condition	Functional - The cabinets are in serviceable condition.
Toilet Condition	Attention - The interior components of the toilet are in poor condition and need replacement. Further buyer investigation is advised. Contact a licensed plumbing contractor for repairs or to comment further on these conditions.



Bathtub Condition	Functional - The tub is in serviceable condition.
Bathtub Fixtures Faucets Condition	Functional - The bathtub faucets functioned as intended.
Shower Fixtures Faucets Condition	Functional - The shower fixtures functioned as intended.
Bathtub Shower Surround Condition	Functional - The bathtub-shower surround is in serviceable condition.
Bathtub Shower Drain Condition	Functional - The bathtub-shower drain functioned as intended.
Glass Enclosure Condition	Functional - The glass enclosure is in serviceable condition.
Caulking Condition	Attention - Caulking repairs are advised in the following locations to prevent moisture intrusion. The interior walls of the tub / shower surround at the inside corners, wall intersections, along the top and the base of the surround where it meets the tub rim. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.
Vanity Cabinet Mirror Condition	Functional - The mirror-medicine cabinet is in serviceable condition.

Master Bathroom

Entry Door Operation Condition	Functional - The entry door opened and closed as intended.
Closet Condition	Functional - The closet door / doors opened and closed as intended.
Walls Condition	Functional - The walls are in serviceable condition.
Ceiling Condition	Functional - The ceiling is in serviceable condition.
Floor Condition	Functional - The floor covering is in serviceable condition.
Light & Switch Condition	Functional - The light / lights functioned as intended.
Windows & Screens Operation Condition	Functional - The inspected windows are in serviceable condition.
Receptacles Condition	Functional - The accessible 3 prong receptacles are properly wired and functioned as

	intended.
GFCI Receptacles Condition	Functional - The accessible GFCI receptacles are properly wired and functioned as intended.
Ventilation Fan Condition	Attention - The ventilation fan is dirty and in need of cleaning to promote proper air circulation.
Fixtures Faucets Condition	Attention - Right - The interior finish of the sink basin is chipped, cracked or damaged in one or more areas and may need replacement. Further buyer investigation is advised. Contact a licensed plumbing contractor for repairs or to comment further on these conditions. Attention - Left - The sink basin stopper did not function as intended and needs repairs. Further buyer investigation is advised. Contact a licensed plumbing contractor for repairs or to comment further on these conditions.
Countertops Condition	Functional - The countertops are in serviceable condition.
Cabinets Storage Condition	Functional - The cabinets are in serviceable condition.
Toilet Condition	Functional - The toilet functioned as intended.
Bathtub Condition	Functional - The tub is in serviceable condition.
Bathtub Fixtures Faucets Condition	Functional - The bathtub faucets functioned as intended.
Shower Fixtures Faucets Condition	Attention - The hot and cold water is not being properly dispensed from this plumbing fixture. Depending on the style of fixture hot water should always be dispensed from the left control or side of the fixture and cold water from the right. In other configurations the fixture should start by dispensing cold water and graduate up to hot water. Repairs should be considered to avoid a scald. Further buyer investigation is advised. Contact a licensed plumbing contractor for repairs or to comment further on these conditions.
Bathtub Shower Surround Condition	Functional - The bathtub-shower surround is in serviceable condition.
Bathtub Shower Drain Condition	Functional - The bathtub-shower drain functioned as intended.
Glass Enclosure Condition	Attention - The lower door rubber sweep is damaged and needs replacement. Further buyer investigation is advised. Contact a licensed contractor for repairs or to comment further on these conditions.
Caulking Condition	Attention - Caulking repairs are advised in the following locations to prevent moisture intrusion. The interior walls of the shower surround at the inside corners, wall intersections, along the top and the base of the surround where it meets the floor. Around the perimeter of the counter back or side splash.
Vanity Cabinet Mirror Condition	Functional - The mirror-medicine cabinet is in serviceable condition.
Recommend	Recommend - Due to the conditions listed above under the section Bathrooms further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Bedrooms

The bedroom inspection is limited to those areas which are readily accessible and visible during the inspection. Areas that are concealed from view for any reason are not included in this report. Minor cosmetic defects such as stains, dents, nail pops, repairs, cracks, nail holes, peeling wall paper, etc, may exist on the interior walls and ceilings. These types of minor defects are typical of pre owned homes and may not be covered in the detail of the report. Minor defects in floor coverings such as worn areas, traffic patterns, stains, fading, scratches, hollow or cracked tiles, or cracked /

damaged grout and grout shrinkage or gaps in wood flooring are not covered in the detail of the report. Minor defects in painted surfaces such as worn areas, stains, chipping, nail holes or fading are not covered in the detail of the report.

Due to stored items in rooms, closets, cabinets, furniture placement, etc. in the home, not all areas are visible during the inspection not all electric receptacles and windows can be accessed and inspected. The inspection does not include moving furniture, rugs, pictures, stored items, or personal belongings in order to perform the inspection. Damage may be uncovered when the prior owners have removed their belongings or during renovations and repairs. This type of concealed damage can not be reported with a visual inspection, and is not covered by this report. Buyers are encouraged to perform a final walk through prior to close when the home has been vacated to look for any type of damage which may have been concealed by the previous home owners belongings or occurred during moving.

Ceiling fans are inspected from floor level and are not operated on all speeds or modes, blades are not checked for tightness, ceiling boxes are not evaluated for proper load capability. Window coverings are not inspected. The inspector may operate them in the course of his inspection but these items are not covered in the detail of the report and are not inspected. The inspector checks a representative number of doors, windows, installed cabinets, electrical outlets, and lights during his inspection, attached hardware such as door stops, cabinet drawer and door pulls towel bars, tissue holders, and other similar items are not inspected and not covered by this report.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "**Attention**" within the headings (Bedrooms) further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Master Bedroom

Entry Door Operation Condition	Functional - The entry door opened and closed as intended.
Closet Condition	Attention - The door guide which keeps the bi-passing doors aligned needs repair or replacement so the doors will track properly.
Walls Condition	Functional - The walls are in serviceable condition.
Ceiling Condition	Functional - The ceiling is in serviceable condition.
Floor Condition	Functional - The floor covering is in serviceable condition.
Light & Switch Condition	Functional - The light / lights functioned as intended.
Ceiling Fan Condition	Functional - The ceiling fan / fans functioned as intended.
Windows & Screens Operation Condition	Functional - The inspected windows are in serviceable condition.
Receptacles Condition	Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.

North Guest Bedroom

Entry Door Operation Condition	Functional - The entry door opened and closed as intended.
Closet Condition	Functional - The closet door / doors opened and closed as intended.
Walls Condition	Functional - The walls are in serviceable condition.
Ceiling Condition	Functional - The ceiling is in serviceable condition.
Floor Condition	Functional - The floor covering is in serviceable condition.
Light & Switch Condition	Functional - The light / lights functioned as intended.
Ceiling Fan Condition	Functional - The ceiling fan / fans functioned as intended.
Windows & Screens Operation Condition	Attention - The thermal seal between the two panes of glass shows signs of displacement or warping at one or more of the window panes. No signs of seal failure such as trapped moisture, clouding or condensing were observed, the window (s) may require replacement. Window seal failure can be difficult to determine due to interior and exterior temperatures, humidity, degree of seal failure and other factors. Further evaluation of all the homes windows and glass doors by a licensed window contractor is advised to determine if any other seals have failed or are in the process of failure and will require replacement.
Receptacles Condition	Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.

South Guest Bedroom

Entry Door Operation Condition	Functional - The entry door opened and closed as intended.
Closet Condition	Functional - The closet door / doors opened and closed as intended.
Walls Condition	Functional - The walls are in serviceable condition.
Ceiling Condition	Functional - The ceiling is in serviceable condition.
Floor Condition	Functional - The floor covering is in serviceable condition.
Light & Switch Condition	Functional - The light / lights functioned as intended.
Ceiling Fan Condition	Attention - One or more of the ceiling fans is out of balance, allowing the unit to wobble, repairs or replacement is advised. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.
Windows & Screens Operation Condition	Attention - One or more of the window screens needs re-screening or replacement.
Receptacles Condition	Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.
Recommend	Recommend - Due to the conditions listed above under the section Bedrooms further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Laundry

The laundry room inspection is limited to those areas which are readily accessible and visible during the inspection. Areas that are concealed from view for any reason are not included in this report. Minor cosmetic defects such as stains, dents, nail pops, repairs, cracks, nail holes, peeling wall paper, etc, may exist on the interior walls and ceilings. These types of minor defects are typical of pre owned homes and may not be covered in the detail of the report. Minor defects in floor coverings such as worn areas, traffic patterns, stains, fading, scratches, hollow or cracked tiles, or cracked / damaged grout and grout shrinkage or gaps in wood flooring are not covered in the detail of the report. Minor defects in painted surfaces such as worn areas, stains, chipping, nail holes or fading are not covered in the detail of the report.

Due to stored items in rooms, closets, cabinets, furniture or appliance placement, etc. in the home, not all areas are visible during the inspection not all electric receptacles and windows can be accessed and inspected. The inspection does not include moving furniture, rugs, pictures, stored items, appliances or personal belongings in order to perform the inspection. Damage may be uncovered when the prior owners have removed their belongings or during renovations and repairs. This type of concealed damage can not be reported with a visual inspection, and is not covered by this report. Buyers are encouraged to perform a final walk through prior to close when the home has been vacated to look for any type of damage which may have been concealed by the previous home owners belongings or occurred during moving.

Ceiling fans are inspected from floor level and are not operated on all speeds or modes, blades are not checked for tightness, ceiling boxes are not evaluated for proper load capability. Window coverings are not inspected. The inspector may operate them in the course of his inspection but these items are not covered in the detail of the report and are not inspected. The inspector checks a representative number of doors, windows, installed cabinets, electrical outlets, and lights during his inspection, attached hardware such as door stops, cabinet drawer and door pulls towel bars, tissue holders, and other similar items are not inspected and not covered by this report.

The laundry room is a high use area of the home, many of the fixtures and elements are subjected to daily use, wear, and periodic malfunction. This type of usage can not be duplicated during an inspection. The laundry room is a wet zone area of the home meaning there are water supply pipes and waste water pipes concealed behind cabinets, within the wall cavities and under floor coverings. It is very common during renovations or repairs to find moisture intrusion, damage and mold concealed in these areas. This type of concealed damage can not be visually inspected or reported during a home inspection.

Calking is very important to prevent moisture intrusion within the wall cavity which could lead to mold growth and damage, this type of concealed damage can not be visually inspected or reported during a home inspection. It is recommended to re-calk wet locations yearly or as needed to avoid damage to interior finishes, fixtures and structural elements. Ventilation fans and openable windows should always be used to remove moisture laden air while operating cloths washing machines and prevent excessive moisture accumulation and mold growth on wall surfaces and within concealed wall cavities. Current building standards require a ventilation fan to be located in the same room as the cloths washer to remove moisture laden air from the room and help prevent excessive moisture accumulation and mold growth and improve indoor air quality.

The inspection of the cloths washer and dryer connections is only a visual inspection. **The inspector does not operate or inspect cloths washing and drying appliances, or test water shut off valves for proper operation / flow, or drainage in this location.** The inspection of the dryer vent flex exhaust and duct is limited to the visible portions. Much of the installed exhaust ducting is not visible or is concealed behind wall coverings. Ducts should be cleaned and maintained regularly to prevent becoming congested with lint or other debris which could start a home fire. Further information should be obtained from the seller as to the last time the vent duct and flex line was cleared. Ventilation fans should always be used to help remove moisture laden air and chemical odors while operating the cloths washer. Current building standards require a ventilation fan to

be located in the laundry room to remove moisture laden air and chemical odors from the room and help with indoor air quality.

As a courtesy the home inspector may make comments on non required items, this should not be considered a complete evaluation of this item or obligate to exceed requirements in other areas. For items listed as "Attention" within the headings (Laundry) further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, replacement, cost estimates or to comment on the conditions listed below and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions or recommended upgrades that could effect the evaluation of the component.

Laundry Area

Entry Door Operation Condition	Functional - The entry door opened and closed as intended.
Walls Condition	Functional - The walls are in serviceable condition.
Ceiling Condition	Functional - The ceiling is in serviceable condition.
Floor Condition	Functional - The floor covering is in serviceable condition.
Light & Switch Condition	Functional - The light / lights functioned as intended.
Receptacles Condition	Functional - The accessible 3 prong receptacles are properly wired and functioned as intended.
GFCI Receptacles Condition	None -
Ventilation Fan Condition	Attention - The ventilation fan is dirty and in need of cleaning to promote proper air circulation.
Washer Connection Type	There are hot and cold water shut off valves, a 110 volt electric receptacle and drainage provided for a cloths washing machine. Appliances are not inspected, they should tested by the client or their agent. The inspector does not operate or inspect cloths washing and drying appliances, or test water shut off valves for proper operation / flow, or drainage in this location.
Washer Connection Condition	Functional - No visible signs of leaking were observed at the hot and cold water shut offs.
Dryer Connection Type	There is a gas supply line, shut off, exhaust ventilation, 110 volt and 220 volt electrical receptacle provided for either a gas or electric cloths dryer. 220 receptacles are not tested for proper wiring configuration. Appliances are not inspected, they should tested by the client or their agent.
Fuel Distribution Support Condition	Functional - The fuel distribution piping, flex line connector and shut off are properly supported and in serviceable condition.
Dryer Ventilation Condition	Attention - The cloths dryer ventilation duct is congested with lint debris and needs cleaning prior to use, a vent congested with lint can reduce the units efficiency and create a fire hazard. Clearing is advised. Further client investigation is advised, contact a qualified licensed contractor for repairs or to comment further on these conditions.



Cabinets Storage Condition Functional - The cabinets / shelving are in serviceable condition.

Recommend **Recommend** - Due to the conditions listed above under the section Laundry Area further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your

repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.

Exterior Doors

Front Entry Door

- Operation & Condition** Functional - The entry door is in serviceable condition.
Handles Locks Condition Functional - The handles and locks are in serviceable condition, keys are not tested.
Screen Door Condition Functional - The screen door is in serviceable condition.

Kitchen Door

- Operation & Condition** Functional - The entry door is in serviceable condition.
Handles Locks Condition Functional - The handles and locks are in serviceable condition, keys are not tested.
Screen Door Condition Functional - The screen door is in serviceable condition.

Garage Entry Door

- Operation & Condition** Functional - The self-closing self-latching separation door between the garage and living space is in serviceable condition.
Handles Locks Condition **Attention** - The deadbolt lock assembly at the entry door is keyed on both sides, this is a potential safety hazard if you need to exit the house quickly and there is no key readily available. Replacement is advised.
Screen Door Condition None -

- Recommend** **Recommend** - Due to the conditions listed above under the section Exterior Doors further investigation by the client is advised. Contact a qualified licensed contractor, for further evaluation, repairs, cost estimates, or to comment on the conditions listed and your repair options. Additional repairs may be necessary for the safe and proper operation of these systems and to insure the occupants of the home are safe. Services should be performed within your inspection period, as a specialist may identify additional defects, conditions, or recommend upgrades that could effect the evaluation of the component.