

# Thoreau Home Inspection

**"It's not what you look at that matters....it's what you see"**

5910 E Camden Rd Flagstaff Arizona 86004

Mobile: 928-226-8948

www.ThoreauHomeInspection.com thoreauhomeinspection@gmail.com

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Thoreauly Grateful Customer**

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### INSPECTION ADDRESS

777 Bliss St, Anywhere, Arizona

### INSPECTION DATE

6/4/2015 9:00 am to 12:00 pm



**This report may not be sold or transferred and is the exclusive property of Thoreau Home Inspection and the client whose name appears herewith. Use or reliance of the findings of this report by any unauthorized persons is strictly prohibited.**

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## SUMMARY REPORT

**Client:** Thoreauly Grateful Customer  
**Inspection Address:** 777 Bliss St, Anywhere, Arizona  
**Inspection Date:** 6/4/2015 Start: 9:00 am End: 12:00 pm  
**Inspected by:** Eric Kastanek, AZ BTR Certification # 58616

This Summary Report is intended to provide a convenient and cursory preview of the components and conditions needing service, in other words, in the professional opinion of your Inspector, items that DO NOT FUNCTION AS INTENDED or ADVERSELY AFFECTS THE HABITABILITY OF THE DWELLING or MERITS FURTHER ATTENTION, INVESTIGATION, IMPROVEMENT or a SECOND OPINION. Some of these items may be of such a nature as to require repair by a licensed specialist, while others can easily be handled by a safety minded home owner or handyman. Items highlighted in red text need to be serviced quickly as they pertain to health, fire, structural or safety issues. We may also include items where action is not necessary, but we feel you would benefit from the information about your home. This summary is not comprehensive and reading the complete report is absolutely essential. As a reminder, the expanded evaluation of the service items by a specialist can reveal additional defects, lead to further upgrades to enhance the value of the property, add greater safety for the occupants and improve the performance and/or extend the life of the components in question.

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## Exterior

### **Site & Other Observations**

#### **Landscaping Observations**

*Maintenance Service Recommended*

1.1 - Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

#### **Renovations & Additions**

*Consult with Seller*

1.2 - Additions have been made to this property. Therefore, we recommend that you should request documentation from the sellers that should include permits, certificates of occupancy and any warranties or guarantees that might be applicable.

## **Grading & Drainage**

### **Drainage Mode**

#### *Components and Conditions to be Monitored*

- 1.3 - There are areas where water will be directed toward the garage instead of away from it and we recommend adding gutters, downspouts and leaders on the north and south sides to direct the roof run-off away from the structure. The grading here is not ideal, for it allows for the possibility of moisture intrusion and/or differential settling and you may wish to have a grading and drainage specialist further evaluate.

## **House Wall Finish**

### **House Wall Finish Observations**

#### *Repair-Replacement-Warrants Specialist Evaluation*

- 1.4 - Water stains on the walls of the garage indicate uncontrolled run-off, which will eventually deteriorate the finish and require increased maintenance. Therefore, we recommend you seek a second opinion, or have this condition corrected by improving the drainage system.
- 1.5 - There are holes in the siding that we recommend be sealed to prevent pest intrusion.
- 1.6 - Portions of the wood siding are swelling and delaminating as a result of moisture damage and we recommend it be replaced.

#### *Maintenance Service Recommended*

- 1.7 - There are separations or nail-pops on the siding that we recommend to be sealed to prevent moisture damage.
- 1.8 - Sections of the siding have peeling paint that we recommend be serviced to prevent moisture damage.

## **Exterior Components**

### **Walkways**

#### *Components and Conditions to be Monitored*

- 1.9 - There are offsets in the walkways that could prove to be trip-hazards that we recommend be marked and monitored for safety.

### **Fences & Gates**

#### *Maintenance Service Recommended*

- 1.10 - Sections of the fence have loose, missing or broken boards that we recommend be repaired

### **Fascia & Trim**

#### *Repair-Replacement-Warrants Specialist Evaluation*

- 1.11 - There are sections of the fascia and trim that are loose and deteriorated we recommend they be replaced.

#### *Maintenance Service Recommended*

- 1.12 - The fascia and trim need typical maintenance service such as securing, scraping, sanding, sealing and painting to prevent moisture damage.
- 1.13 - Portions of the trim have peeling paint and we recommend it be serviced to prevent deterioration from the sun and moisture.
- 1.14 - The fascia boards are separating at the corners and we recommend these areas be sealed to prevent moisture damage.
- 1.15 - There are gaps between the trim and the window or door frames that we recommend be sealed to prevent moisture intrusion.

### **Eaves & Soffits**

#### *Repair-Replacement-Warrants Specialist Evaluation*

- 1.16 - Sections of the eaves are open to attic space and we recommend these areas be sealed to prevent pest intrusion.

### **Exterior Wooden or Metal Doors**

#### *Repair-Replacement-Warrants Specialist Evaluation*

- 1.17 - A screen door is missing at the rear entry and we recommend it be replaced.

#### *Maintenance Service Recommended*

1.18 - The entry doors need maintenance or replacement service of the door trim, hardware and weather stripping.

#### **Windows**

*Consult with Seller*

1.19 - Some of the windows have been replaced. You should request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty.

#### **Outlets**

*Repair-Replacement-Warrants Specialist Evaluation*

1.20 - We recommend that all of the exterior outlets be upgraded to have ground fault protection.

#### **Lights**

*Maintenance Service Recommended*

1.21 - A light fixture is loose at the rear door and we recommend that it be secured.

#### **Hose Bibs**

*Repair-Replacement-Warrants Specialist Evaluation*

1.22 - The hose bibs that we tested are functional, but do not include anti-siphon valves and we recommend having these installed. These valves are relatively inexpensive and add a level of safety to prevent contaminated water from entering the potable system.

## **Roof**

### **Composition Shingle Roof**

#### **Estimated Age**

*Consult with Seller*

3.1 - The roof appears to be twelve to fourteen year old. However, this is just an estimate and we advise you request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable and perhaps transferable.

#### **Roofing Material**

*Repair-Replacement-Warrants Specialist Evaluation*

3.2 - There are cracked or missing shingles that we recommend be replaced to prevent exposure and deterioration of the moisture barrier.

3.3 - Portions of the roof have exposed sheathing and we recommend immediate repairs.

*Components and Conditions to be Monitored*

3.4 - Sections of the SE roof sheathing are spongy and we advise that they be monitored.

3.5 - There is an area of previous repair that we recommend you monitor.

#### **Flashings**

*Maintenance Service Recommended*

3.6 - We recommend the roof flashings be sealed and regularly maintained. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks.

## **Chimney**

### **Living Room Chimney**

#### **Weather Cap-Spark Arrestor**

*Repair-Replacement-Warrants Specialist Evaluation*

4.1 - The chimney does not have a spark arrestor, which is mandated in most jurisdictions and we recommend one be installed.

#### **Chimney Flue**

*Maintenance Service Recommended*

4.2 - The metal chimney needs cleaned as evidenced by the creosote deposits visible at the top of the flue.

## Wood Stove

### *Repair-Replacement-Warrants Specialist Evaluation*

- 4.3 - The interior heat plate/shield is missing and we recommend it be replaced.
- 4.4 - The wood stove has buckled and warped due to over heating and we recommend it be further evaluated by a home heating specialist.

## Plumbing

### Gas Water Heaters

#### Vent Pipe & Cap

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 5.1 - The vent pipe is too close to combustible material and we recommend that it be serviced. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away.

#### Relief Valve & Discharge Pipe

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 5.2 - The discharge pipe from the pressure relief valve needs to be plumbed to the exterior and terminate no more than twenty-four inches above grade and closer than six inches to it.

#### Drain Pan & Discharge Pipe

##### *Components and Conditions to be Monitored*

- 5.3 - The water heater is equipped with a drain pan, which is designed to minimize water damage from a leak, but does not have a visible drain pipe to the exterior. Therefore, we recommend it be monitored periodically for signs of a leak.

## Electrical

### Main Panel

#### Service Entrance

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 6.1 - The overhead conductor lines pass too low over the ridge of the pitched roof. Common safety standards require them to be at least three feet above the ridge, and we advise you consult an electrician about this.

#### Main Panel Observations

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 6.2 - There are exposed wires that we recommend be capped.

##### *Components and Conditions to be Monitored*

- 6.3 - The panel may not be adequate to meet the demands of the household. Therefore, you may wish to have an electrician render a second opinion or perform load calculations to determine if the service is adequate.

#### Panel Cover Observations

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 6.4 - The interior panel cover is missing, and we recommend it be replaced.

#### Wiring Observations

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 6.5 - Multiple neutral wires are incorrectly connected under a single screw on the grounding bar, and we recommend they be serviced.

#### Circuit Breakers (Overcurrent Protection)

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 6.6 - A sixty-amp breaker is serving undersized wires, which is a fire-hazard that we recommend be corrected by an electrician.
- 6.7 - A breaker is serving three circuits, which could overload the breaker or create a weak connection. We recommend this condition be evaluated by an electrician.

- 6.8 - Two breakers are each serving two circuits. This is commonly referred to as "double taps" and is inconsistent with generally accepted building practices. We recommend it be evaluated by a qualified electrician.
- 6.9 - There are white wires connected to breakers. Usually, this is indicative of improper wiring and it is safe practice to designate these wires with black or red tape at the breaker and the circuit end point to indicate the wire is hot and we recommend further review and correction by an electrician.

## Heat

### Radiant Heat Systems

#### **Radiant Heat Observations**

*Maintenance Service Recommended*

- 7.1 - A thermostat is loose and we recommend it be secured to the wall.

## Living

### Common Living Space

#### **Renovations or Additions**

*Consult with Seller*

- 9.1 - The back room appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy with the sellers.

#### **Single-Glazed Windows**

*Components and Conditions to be Monitored*

- 9.2 - The large windows on either side of the front entry door do not appear to be tempered and we recommend they be replaced or at least closely monitored especially if young children or the elderly occupy or visit the residence.

#### **Dual-Glazed Windows**

*Repair-Replacement-Warrants Specialist Evaluation*

- 9.3 - A window return spring is out of its track and we recommend it be repaired.

*Maintenance Service Recommended*

- 9.4 - A window does not stay open and we recommend return spring service.

#### **Outlets**

*Repair-Replacement-Warrants Specialist Evaluation*

- 9.5 - An outlet has no power and we recommend it be serviced.

- 9.6 - Several outlets are missing their covers and we recommend they be replaced.

## Kitchen

### Kitchen

#### **Faucet**

*Maintenance Service Recommended*

- 10.1 - The hand sprayer displays water-hammer or vibrates excessively when operated and we recommend it be serviced.

#### **Dishwasher**

*Consult with Seller*

- 10.2 - We could not activate the dishwasher, which needs to be serviced and demonstrated by the sellers.

## Outlets

*Repair-Replacement-Warrants Specialist Evaluation*

10.3 - An outlet under the sink is missing a cover plate and we recommend it be serviced.

## Hallway

### Primary Hallway

#### Smoke Detector

*Repair-Replacement-Warrants Specialist Evaluation*

11.1 - The smoke detector did not respond, and we recommend it be serviced.

## Attic

### Primary Attic

#### Evidence of Leakage

*Repair-Replacement-Warrants Specialist Evaluation*

13.1 - Moisture has entered the attic space from defective plumbing vent boots and we recommend they be replaced.

#### Ventilation

*Repair-Replacement-Warrants Specialist Evaluation*

13.2 - Ventilation ports have been sealed or covered with plastic, which we recommend be removed because it defeats the purpose of the vents.

#### Electrical

*Repair-Replacement-Warrants Specialist Evaluation*

13.3 - There are open electrical junction boxes, which we recommend be sealed to contain any arcing or sparking that might occur.

13.4 - An electrical connection has been incorrectly made outside of a junction box, which is a potential fire-hazard. We advise all such connections be made inside a junction box, in order to contain any arcing or sparking within the box.

#### Heat Vents

*Repair-Replacement-Warrants Specialist Evaluation*

13.5 - The heat vent for the wood stove has charred insulation and wood against the pipe and we recommend they be moved 3 inches away for fire safety.

#### Exhaust Ducts

*Repair-Replacement-Warrants Specialist Evaluation*

13.6 - We recommend the bathroom exhaust duct be extended to an exterior vent port to assist the removal of moist air to the outside of the home.

## Bedrooms

### Bedrooms

#### Doors

*Maintenance Service Recommended*

14.1 - A door knob is loose and we recommend it be serviced.

#### Dual-Glazed Windows

*Repair-Replacement-Warrants Specialist Evaluation*

14.2 - A window has a broken hermetic seal, and we recommend it be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed.

## **Outlets**

### *Repair-Replacement-Warrants Specialist Evaluation*

- 14.3 - We recommend the obsolete and ungrounded outlets need to be replaced modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.
- 14.4 - An outlet is loose and needs to be re-secured to the wall.

## **Bathrooms**

### **Bathrooms**

#### **Countertops**

##### *Maintenance Service Recommended*

- 15.1 - There is a separation between the basin and the countertop, which we recommend be sealed to forestall moisture intrusion between the cabinet and the wall.

#### **Tub-Shower**

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 15.2 - The tub/shower valves are loose or missing components, and we recommend they be serviced.
- 15.3 - The shower diverter valve in the tub/shower is defective, and we recommend it be serviced.

#### **Toilet & Bidet**

##### *Maintenance Service Recommended*

- 15.4 - The flapper valve in the hall toilet tank sticks, which causes the toilet to free-flow, and we recommend it be serviced.

#### **Ceiling Heater**

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 15.5 - The ceiling heater in the addition bath did not respond, and we recommend it be serviced.

#### **Lights**

##### *Maintenance Service Recommended*

- 15.6 - The wall light does not respond, and we recommend it be serviced.

#### **Outlets**

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 15.7 - We recommend the outlets be upgraded to have ground-fault protection.

#### **Registers**

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 15.8 - The hall bath did not have a heat source and we recommend that it be serviced.

## **Laundry**

### **Laundry Room**

#### **Doors**

##### *Maintenance Service Recommended*

- 16.1 - The door knob needs to be serviced to work smoothly.

#### **Walls & Ceiling**

##### *Consult with Seller*

- 16.2 - There is a repair on the ceiling, which we advise you ask the sellers to explain or have explored further.

#### **Trap & Drain**

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 16.3 - The drain pipe from the washer is plumbed to the sink and needs to be further evaluated with correction as necessary by a plumbing specialist.

#### **220 Volt Receptacle**

##### *Repair-Replacement-Warrants Specialist Evaluation*

- 16.4 - The 220 volt receptacle is missing its cover and needs to be replaced.



### **Dryer Vent**

*Maintenance Service Recommended*

16.5 - The dryer vent cover is bent or crushed restricting its flow and we recommend it be serviced.

### **Lights**

*Repair-Replacement-Warrants Specialist Evaluation*

16.6 - There are exposed wires that need to be sealed within a junction box.

### **Registers**

*Repair-Replacement-Warrants Specialist Evaluation*

16.7 - There is no heat register in the laundry room and we recommend one be added.

## **Garage**

### **Detached Single-Car Garage**

#### **Garage Side Door**

*Repair-Replacement-Warrants Specialist Evaluation*

17.1 - The base of the garage side door is moisture damaged and delaminating, and we recommend it be repaired.

#### **Lights**

*Maintenance Service Recommended*

17.2 - The shop lights are missing their covers and we recommend they be replaced.

#### **Outlets**

*Repair-Replacement-Warrants Specialist Evaluation*

17.3 - We recommend the outlets be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

17.4 - An switch has a loose or broken cover and we recommend it be serviced.

#### **Roof**

*Repair-Replacement-Warrants Specialist Evaluation*

17.5 - The roof is missing its drip edge flashing and we recommend it be replaced.

17.6 - The roof has areas where shingles are loose or missing and we recommend they be replaced.

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6/4/2015 9:00 am to 12:00 pm



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## GENERAL INFORMATION

**Inspection Address:** 777 Bliss St, Anywhere, Arizona  
**Inspection Date:** 6/4/2015 Time: 9:00 am to 12:00 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 70-80 Degrees

**Inspected by:** Eric Kastanek, AZ BTR Certification # 58616

**Client Information:** Thoreauly Grateful Customer  
**Structure Type:** Wood Frame  
**Foundation Type:** Slab  
**Furnished:** No  
**Number of Stories:** One

**Structure Orientation:** East

**Estimated Year Built:** 1980  
**Unofficial Sq.Ft.:** 1551

**People on Site At Time of Inspection:** Buyer(s)  
Gas Utility Man

### PLEASE NOTE:

You have agreed to have us perform a general home inspection in accordance with the Arizona Standards of Professional Practice for Home Inspectors. It is different from a specialist inspection, which can be costly, require several days to complete, involve the use of specialized instruments and the dismantling of equipment, video-scanning, destructive testing and laboratory analysis. By contrast, a general inspection is completed on-site at a fraction of the cost and within 3 to 5 hours. Consequently a general inspection and its report will not be as comprehensive as that generated by a specialist and it is not intended to be.

All homes regardless of their age have some defects. Our purpose is to identify defects, adverse conditions, health/safety related issues and report them in a timely, straightforward and unbiased manner to assist you in your evaluation of the property. The impression of the report may seem quite negative, and it is meant to be, because some features of this property may be in excellent condition and of high quality but have not been mentioned or simply deemed "functional". This is not meant to downplay this property's assets, but to focus on alerting you to potentially expensive problems.

An earnest (and sometimes courageous) effort has been made on your behalf to discover all visible defects. This does not imply that every component was inspected or that every possible defect was discovered. All components and conditions which by the nature of their location are concealed, latent, camouflaged or inaccessible are excluded from the report. Our service is not required to report on: the life expectancy of any component or system, the causes for the need of repair, the methods/materials/costs of corrections, regulatory compliance, market value of property, advisability of purchase, the presence or absence of pests, cosmetic/underground items and items not permanently installed. Also, we are not required to: predict future conditions, calculate the strength, adequacy or efficiency of any component or system, operate a shut-down component or system, determine the presence or absence of molds/toxins/fungus or carcinogens.

This report is an opinion report reflecting the visual conditions of the property at the time of inspection. We take into consideration when a structure was built and allow for the typical predictable deterioration that would occur through time, therefore, we tend to ignore insignificant

**and predictable defects and may or may not report them. While we can reduce your risk of purchasing the subject property, we cannot eliminate it nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition that you may consider significant in home ownership. Our service should not in any way be construed as a warranty or guarantee.**

**Homes can be constructed with varying complexity, and present quite a puzzle to understand the relationships between the various systems and components. We at Thoreau Home Inspection, not only enjoy, but look forward to piecing this puzzle together for you and offer unlimited consultation(928-226-8948) and encourage you to ask questions. We feel it is extremely important that you read the entire report and any recommendations for service or further evaluation be completed and documented by a qualified specialist prior to closing or purchasing the property. We include an abundance of digital photos but may not use a photo every time we call for service. Please remember also, that the report should not be a substitute for The Seller's Disclosure Statement.**

**We will always do everything possible to merit the trust and confidence you have shown in us!**

**Kindest Regards,**

**Eric Kastanek, AZ-BTR # 58616**

#### **KEY TO TERMS USED TO DESCRIBE NARRATIVE TYPES:**

**FUNCTIONAL COMPONENTS AND CONDITIONS--The item, unit or system is able to be used and is considered acceptable, functioning as designed allowing for normal wear for its age. Evidence of past or present defects may be observed, however, the item is considered capable of performing its intended function.**

**COMPONENTS AND CONDITIONS TO BE MONITORED--The item, unit or system is needing further and/or close observation during varying circumstances in order to determine if correction is needed.**

**MAINTENANCE SERVICE NEEDED--The item, unit or system is needing additional service to assist it to functioning as intended, such as, sealing, staining, painting, cleaning, oiling or securing. Regularly maintained items such as detector batteries, filters, burnt bulbs ; door, window and cabinet hardware adjustment are also included as this type.**

**REPAIR-REPLACEMENT-SPECIALIST EVALUATION NEEDED--The item, unit or system is not functioning as intended and needs repaired or replaced or needs further inspection by a specialist.**

**CONSULT WITH SELLER--The past history/performance details of the item, unit or system should be discussed with the seller/occupants.**

**CONSULT A PEST EXPERT--Observations warrant consultation with a pest control/fungi/wood destroying organism inspection company.**

**ELECTIVE IMPROVEMENT--Suggestions provided as a courtesy to assist the functioning of items, units or systems to reach a higher level of performance, extend their useful life or add a greater degree of safety or convenience for the homeowner.**

#### **DIGITAL PHOTO USAGE EXPLANATION:**

**We only use a representative sample of photos where necessary to depict the areas in question for each narrative. Naturally, to keep the report from getting too lengthy, we chose the most visually descriptive photos to include in the report, but there may be additional areas needing similar service of which no photo was included.**

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Report File: 137 Pima Dr-Winslow

## SCOPE OF WORK

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate and hereby disclaim, such as asbestos, lead, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any

real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses a serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the 1940's. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

## Section 1.0 - Exterior

This Inspector shall observe: wall cladding, flashing, trim, entry doors, a representative number of windows, lights, hose bibs, garage door operators, decks, balconies, stoops, steps, porches, railings, eaves, soffits, fascia, vegetation, grading, drainage, patios, walks, driveway, retaining walls and report on condition. We shall describe the wall cladding material. We will report on the operation of: all exterior doors and a representative number of windows and test all outlets for ground fault protection and garage door automatic safety reverse feature with reasonable resistance for function. We shall also report any adverse impact on structure from: vegetation, grading, drainage, patio, walks, driveway and retaining walls. We are not required to observe or report on: storm doors, storm windows, screening, shutters, awnings and similar seasonal accessories, fences, gates, presence of safety glazing in windows and doors, remote control devices, geological conditions, soil conditions, recreational facilities including: spas, pools, saunas, fitness or play equipment, fire pits, landscape lighting, outbuildings other than garages and carports and buried fuel storage tanks.

### **Site & Other Observations**

#### **Orientation of Residence**

##### *Informational Conditions*

1.1 - The front of the residence faces East, and for the purpose of identifying the location of exterior areas and interior rooms, compass directions will be used in the report.

#### **Pest Observations**

##### *Informational Conditions*

1.2 - We did not observe evidence of pest activity on the exterior of the residence or within the living space.

#### **Landscaping Observations**

##### *Maintenance Service Recommended*

1.3 - Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.



#### **Renovations & Additions**

##### *Consult with Seller*

1.4 - Additions have been made to this property. Therefore, we recommend that you should request documentation from the sellers that should include permits, certificates of occupancy and any warranties or guarantees that might be applicable.



## **Grading & Drainage**

### **General Comments**

#### *Informational Conditions*

1.5 - Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

### **Moisture & Related Issues**

#### *Informational Conditions*

1.6 - Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

### **Interior-Exterior Elevations**

#### *Informational Conditions*

1.7 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space.

### **Flat & Level Pad**

#### *Informational Conditions*

1.8 - The residence is situated on a flat level pad.

### **Drainage Mode**

#### *Informational Conditions*

1.9 - Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains but we did not see any evidence of moisture contaminating the living space.

#### *Components and Conditions to be Monitored*

1.10 - There are areas where water will be directed toward the garage instead of away from it and we recommend adding gutters, downspouts and leaders on the north and south sides to direct the roof run-off away from the structure. The grading here is not ideal, for it allows for the possibility of moisture intrusion and/or differential settling and you may wish to have a grading and drainage specialist further evaluate.

There are areas where water is directed toward the house instead of away from it - *Continued*



## **House Wall Finish**

### **House Wall Finish Type**

#### *Informational Conditions*

1.11 - The house walls are finished with wooden siding.

### **House Wall Finish Observations**

#### *Repair-Replacement-Warrants Specialist Evaluation*

1.12 - Water stains on the walls of the garage indicate uncontrolled run-off, which will eventually deteriorate the finish and require increased maintenance. Therefore, we recommend you seek a second opinion, or have this condition corrected by improving the drainage system.



1.13 - There are holes in the siding that we recommend be sealed to prevent pest intrusion.



1.14 - Portions of the wood siding are swelling and delaminating as a result of moisture damage and we recommend it be replaced.

Portions of the wood siding are swelling and delaminating as a result of moisture damage - *Continued*



**Maintenance Service Recommended**

1.15 - There are separations or nail-pops on the siding that we recommend to be sealed to prevent moisture damage.



1.16 - Sections of the siding have peeling paint that we recommend be serviced to prevent moisture damage.



## **Exterior Components**

### **General Comments**

#### *Informational Conditions*

1.17 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### **Driveways**

#### *Informational Conditions*

1.18 - There are predictable cracks and spalling commensurate with its age.

### **Walkways**

#### *Informational Conditions*

1.19 - Some of the installed tile on the exterior walkways are loose or missing.

#### *Components and Conditions to be Monitored*

1.20 - There are offsets in the walkways that could prove to be trip-hazards that we recommend be marked and monitored for safety.



### **Fences & Gates**

#### *Maintenance Service Recommended*

1.21 - Sections of the fence have loose, missing or broken boards that we recommend be repaired



### **Fascia & Trim**

#### *Repair-Replacement-Warrants Specialist Evaluation*

1.22 - There are sections of the fascia and trim that are loose and deteriorated we recommend they be replaced.



**Maintenance Service Recommended**

1.23 - The fascia and trim need typical maintenance service such as securing, scraping, sanding, sealing and painting to prevent moisture damage.



1.24 - Portions of the trim have peeling paint and we recommend it be serviced to prevent deterioration from the sun and moisture.



1.25 - The fascia boards are separating at the corners and we recommend these areas be sealed to prevent moisture damage.

The fascia boards are separating at the corners and we recommend these areas be sealed to prevent moisture damage -



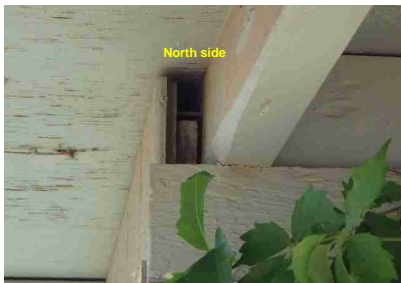
1.26 - There are gaps between the trim and the window or door frames that we recommend be sealed to prevent moisture intrusion.



## Eaves & Soffits

*Repair-Replacement-Warrants Specialist Evaluation*

1.27 - Sections of the eaves are open to attic space and we recommend these areas be sealed to prevent pest intrusion.



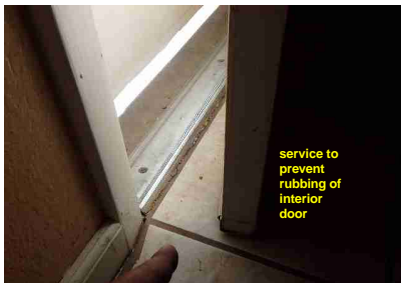
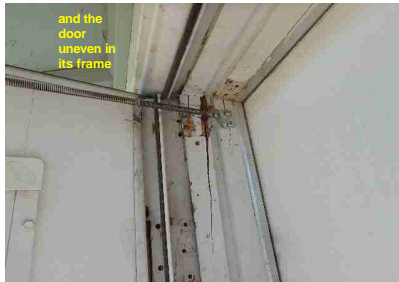
## Exterior Wooden or Metal Doors

*Repair-Replacement-Warrants Specialist Evaluation*

1.28 - A screen door is missing at the rear entry and we recommend it be replaced.

**Maintenance Service Recommended**

1.29 - The entry doors need maintenance or replacement service of the door trim, hardware and weather stripping.



**Rear Entry Patio**

*Informational Conditions*

1.30 - The rear entry patio is in acceptable condition.

**Windows**

*Informational Conditions*

1.31 - In accordance with industry standards, we only test a representative sample of windows. The windows appear to be the same age as the house, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

*Consult with Seller*

1.32 - Some of the windows have been replaced. You should request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty.

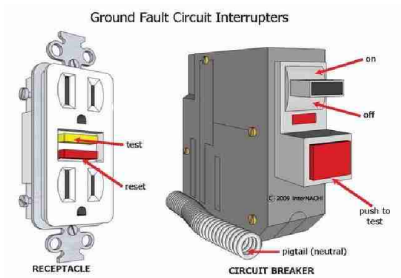
**Outlets**

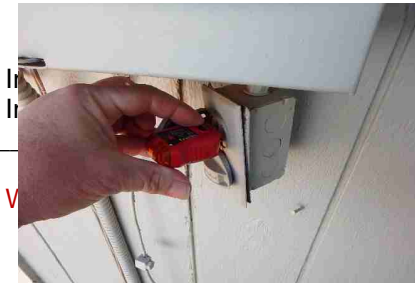
*Informational Conditions*

1.33 - There is a 220 volt outlet for an RV hook-up located near the driveway that needs a cover.

*Repair-Replacement-Warrants Specialist Evaluation*

1.34 - We recommend that all of the exterior outlets be upgraded to have ground fault protection.





Bliss St, Anywhere, Arizona  
2015 9:00 am to 12:00 pm

V...rior outlets be upgraded to have ground-fault protection - *Continued*

## Lights

### *Functional Components and Conditions*

1.35 - The lights outside the doors of the residence are functional.

### *Maintenance Service Recommended*

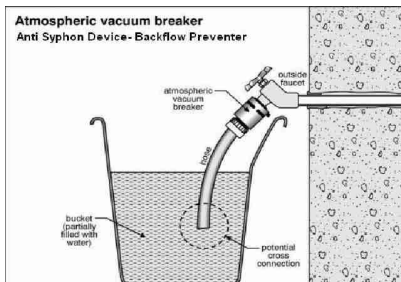
1.36 - A light fixture is loose at the rear door and we recommend that it be secured.



## Hose Bibs

### *Repair-Replacement-Warrants Specialist Evaluation*

1.37 - The hose bibs that we tested are functional, but do not include anti-siphon valves and we recommend having these installed. These valves are relatively inexpensive and add a level of safety to prevent contaminated water from entering the potable system.



## Screens

### *Informational Conditions*

1.38 - We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

## Section 2.0 - Structural

This Inspector shall observe structural components including: foundation, floors, walls, columns, ceilings and roofs and report on condition. We shall also describe the type of: foundation, floor structure, wall structure, columns, ceiling structure and roof structure. We will probe structural components where deterioration is suspected, but probing not required when probing would damage any finished surface. We will enter every under floor crawl spaces and attics spaces except when access is obstructed, entry could damage the property or when dangerous or adverse situations are suspected and report on condition. We will report the method used to inspect under floor crawl spaces and attics and also report on any signs of water penetration into the building or harmful condensation on building components.



## **Various Hard Surfaces**

### **Common Observations**

#### *Informational Conditions*

2.1 - The visible portions of the hard surfaces, such as the house walls, yard walls, walkways, and decks have no significant cracks that would tend to suggest structural movement.

## **Structural Elements**

### **Identification & Condition of Wall Structure**

#### *Informational Conditions*

2.2 - The walls are conventionally framed with wooden studs. Although the visibility of the wall structure is limited by being encased in sheathing and drywall, no evidence of non-performance was noted.

### **Identification of Floor Structure**

#### *Informational Conditions*

2.3 - The floor structure consists of a poured slab that could include reinforcing steel.

### **Identification of Ceiling Structure**

#### *Informational Conditions*

2.4 - The ceiling structure consists of engineered joists that are part of a prefabricated truss system, although there may be some conventional framing present.

### **Identification of Roof Structure**

#### *Informational Conditions*

2.5 - The roof structure consists of a prefabricated truss system that could contain some conventional framing.

## **Slab Foundation**

### **General Comments**

#### *Informational Conditions*

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

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

### **Method of Evaluation**

#### *Informational Conditions*

2.7 - We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the

slab floor, have little structural significance and, inasmuch as they are usually covered and not visually accessible, it is beyond the scope of our inspection.

## **Common Observations**

### *Informational Conditions*

2.8 - The visible portion of the slab shows no significant defects.

## **Section 3.0 - Roof**

We are not professional roofers and we do our best to walk every roof and inspect the roof system within the time allotted. We shall observe: roof coverings, roof drainage systems, flashings, skylights, chimneys, roof penetrations and report on condition. We shall report any evidence of leaks or abnormal condensation on building components. We will describe the type of roof covering materials and report the method used to inspect roofing. We are not required to: walk the roof surface or observe attached accessories including but not limited to solar systems, antennae and lightning rods. Roofs leak. It is virtually impossible to detect a roof leak except as it is occurring, or by specific water tests which are beyond the scope of our inspection. This inspection is not a guarantee that the roof will not leak. We recommend that you asked the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

## **Composition Shingle Roof**

### **General Comments**

#### *Informational Conditions*

3.1 - There are a wide variety of composition shingle roofs, which are comprised of asphalt and fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

### **Method of Evaluation**

#### *Informational Conditions*

3.2 - We evaluated the roof and its components by walking on its surface.

### **Estimated Age**

#### *Consult with Seller*

3.3 - The roof appears to be twelve to fourteen year old. However, this is just an estimate and we advise you request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable and perhaps transferable.

### **Roofing Material**

#### *Repair-Replacement-Warrants Specialist Evaluation*

3.4 - There are cracked or missing shingles that we recommend be replaced to prevent exposure and deterioration of the moisture barrier.

There are cracked or missing shingles that we recommend be replaced to prevent exposure and deterioration - *Continuec*



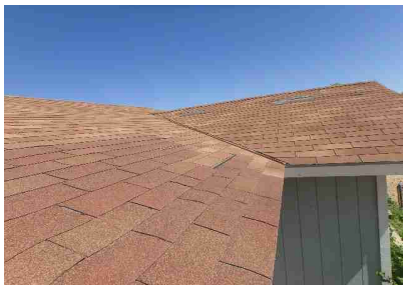
3.5 - Portions of the roof have exposed sheathing and we recommend immediate repairs.



### Components and Conditions to be Monitored

3.6 - Sections of the SE roof sheathing are spongy and we advise that they be monitored.

3.7 - There is an area of previous repair that we recommend you monitor.



### Flashings

#### Maintenance Service Recommended

3.8 - We recommend the roof flashings be sealed and regularly maintained. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks.





## Gutters & Drainage

### *Elective Improvement*

3.9 - There are no gutters on the residence, which are recommended for the general welfare of the residence and its supporting foundation.

## Section 4.0 - Chimney

This Inspector shall observe: type of chimney, location, spark arrestor, weather cap, crown or termination cap, chimney flashings, flue exteriors, fasteners, fire block, fireplace, wood stove, damper, glass doors, hearth, mantle, blower and report on condition.

### Living Room Chimney

#### **Common Observations**

##### *Informational Conditions*

4.1 - The metal chimney is in acceptable condition and no defects noted.

#### **Weather Cap-Spark Arrestor**

##### *Repair-Replacement-Warrants Specialist Evaluation*

4.2 - The chimney does not have a spark arrestor, which is mandated in most jurisdictions and we recommend one be installed.



#### **Chimney Flue**

##### *Maintenance Service Recommended*

4.3 - The metal chimney needs cleaned as evidenced by the creosote deposits visible at the top of the flue.

#### **Wood Stove**

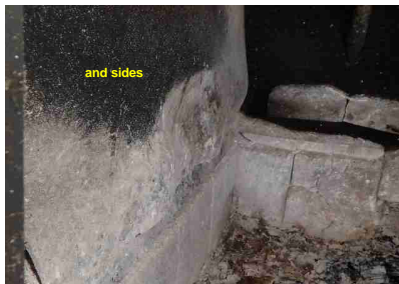
##### *Repair-Replacement-Warrants Specialist Evaluation*

4.4 - The interior heat plate/shield is missing and we recommend it be replaced.

The interior heat plate-shield is missing and we recommend it be replaced - *Continued*



4.5 - The wood stove has buckled and warped due to over heating and we recommend it be further evaluated by a home heating specialist.



## Damper

### *Functional Components and Conditions*

4.6 - The damper is functional.

## Hearth

### *Informational Conditions*

4.7 - The hearth is in acceptable condition.

## Section 5.0 - Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers

and diaphragms within the various components. Waste and drain lines are equally varied, and range from modern ABS ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by

observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

This Inspector shall observe: interior supply/distribution piping, supports, insulation, fixtures, faucets, waste and vent piping, water heating equipment and operating controls, automatic safety controls, flues, vents and combustion air ventilation (if gas water heater) and all fuel piping and supports and report on condition. We shall observe: functional flow, functional drainage, cross connections, drain and supply system leaks and report on their presence/adequacy. We will describe the type of materials of the supply/distribution and waste/vent piping systems and the type (fuel source) of water heating equipment. We are not required to: report on the effectiveness of anti-siphon devices, determine whether water supply and waste disposal systems are public or private, operate automatic safety controls, operate any valves except closet flush valves, faucets and hose bibs. We are also not required to observe: water conditioning systems, fire and lawn sprinkling systems, on-site water supply quantity and quality, on-site waste disposal systems, irrigation systems, and spas, except as to functional flow and functional drainage.

## **Potable Water Supply Pipes**

### **Water Main Shut-off Location**

#### *Informational Conditions*

5.1 - The main water shut-off valve is located at the meter at front of the residence.

### **Water Pressure**

#### *Informational Conditions*

5.2 - The water pressure tested 55 psi at an exterior hose bib.

### **Pressure Relief Valves**

#### *Informational Conditions*

5.3 - There is a pressure relief valve on the plumbing system, as required.

### **Copper Water Pipes**

#### *Informational Conditions*

5.4 - The portions of the potable water pipes that are visible are in acceptable condition.

### **Pipe Insulation**

#### *Informational Conditions*

5.5 - The potable water pipe insulation is not visible.

### **Pipe Supports**

#### *Informational Conditions*

5.6 - The potable water pipe supports are not visible.

### **Function Flow**

#### *Informational Conditions*

5.7 - Based on industry standard tests, several fixtures were operated simultaneously and it was determined that the functional flow of the supply system was adequate.

### **Recirculating Systems**

#### *Informational Conditions*

5.8 - The system does not include a recirculating pump, which means that there will be a delay in hot water service relative to the distance of the fixture from the hot water heater.

## **General Gas Components**

### **Gas Main Shut-Off Location**

#### *Informational Conditions*

5.9 - The gas main shut-off is located at the rear of the residence. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



### **Gas Supply Pipes**

#### *Informational Conditions*

5.10 - The visible portions of the gas pipes appear to be in acceptable condition.

### **Gas Pipe Supports**

#### *Informational Conditions*

5.11 - The visible gas piping supports are in acceptable condition.

## **Gas Water Heaters**

### **General Comments**

#### *Informational Conditions*

5.12 - There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### **Age Capacity & Location**

#### *Informational Conditions*

5.13 - Hot water is provided by a 3 year old, 40 gallon heater that is located in a hall closet.

### **Common Observations**

#### *Functional Components and Conditions*

5.14 - The water heater is functional.

### **Water Shut-Off Valve & Connectors**

#### *Functional Components and Conditions*

5.15 - Although not operated, the shut-off valve and water connectors appear functional.

### **Gas Shut-Off Valve & Connector**

#### *Functional Components and Conditions*

5.16 - Although we do not operate valves, the gas shut-off valve and its connector at the water heater

appear functional.

## Vent Pipe & Cap

*Repair-Replacement-Warrants Specialist Evaluation*

5.17 - The vent pipe is too close to combustible material and we recommend that it be serviced. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away.



## Relief Valve & Discharge Pipe

*Repair-Replacement-Warrants Specialist Evaluation*

5.18 - The discharge pipe from the pressure relief valve needs to be plumbed to the exterior and terminate no more than twenty-four inches above grade and closer than six inches to it.



## Drain Valve

*Informational Conditions*

5.19 - The drain valve is in place and presumed to be functional.

## Drain Pan & Discharge Pipe

*Components and Conditions to be Monitored*

5.20 - The water heater is equipped with a drain pan, which is designed to minimize water damage from a leak, but does not have a visible drain pipe to the exterior. Therefore, we recommend it be monitored periodically for signs of a leak.

## Combustion Air Vents

*Informational Conditions*

5.21 - The water heater does have adequate combustion air ventilation.

## Waste & Drainage Systems

### General Comments

*Informational Conditions*

5.22 - We attempt to evaluate every drain by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines beneath sinks, tubs and showers, to major blockages in the main line. The minor ones are



easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main line that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video scanned.

### **Type of Material**

#### *Informational Conditions*

5.23 - The visible portions of the drainpipes are a modern ABS type.

### **Functional Drainage**

#### *Informational Conditions*

5.24 - Based on industry standard tests by which several fixtures are drained simultaneously, the drainpipes display adequate functional drainage at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

### **Drain Waste & Vent Pipes**

#### *Informational Conditions*

5.25 - The visible portions of the drain, waste and vent piping system are in acceptable condition. The vast majority, however, of the DWV piping is not visible.

### **Waste & Drain pipe Supports**

#### *Informational Conditions*

5.26 - The waste and drain pipe supports are not visible.

## **Supply or Waste Pipe Leaks**

### **Evidence of Supply Pipe Leaks**

#### *Informational Conditions*

5.27 - There were no leaks observed in any portion of the visible supply piping system.

### **Evidence of Waste Pipe Leaks**

#### *Informational Conditions*

5.28 - There were no leaks observed in any portion of the visible waste and drain piping system.

## **Section 6.0 - Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002.

However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

This Inspector shall observe: service entrance conductors, service equipment, grounding equipment, main overcurrent device, main and distribution panels, location of panels, branch circuit conductors, any aluminum branch circuit conductors, compatibility of breakers to wiring. Lights, switches, a representative number of outlets for polarity/grounding (reported in individual room sections) and all ground fault circuit interrupters and report on condition. We shall report on the service amperage and voltage rating and make recommendations to correct, monitor or evaluate when non stranded aluminum wire is present. We are not required to: insert any tool, probe or testing device inside the panels, test or operate any overcurrent device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels. We are also not required to observe: low voltage systems, smoke detectors, telephone, security, cable TV, intercoms, built-in vacuums, carbon monoxide detectors, or any other ancillary wiring that is not part of the primary electrical distribution system.

## **Main Panel**

### **General Comments**

#### *Informational Conditions*

6.1 - National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

### **Service Entrance**

#### *Informational Conditions*

6.2 - The service entrance, mast weather head, and cleat are in acceptable condition.

#### *Repair-Replacement-Warrants Specialist Evaluation*

6.3 - The overhead conductor lines pass too low over the ridge of the pitched roof. Common safety standards require them to be at least three feet above the ridge, and we advise you consult an electrician about this.



### **Panel Size & Location**

#### *Informational Conditions*

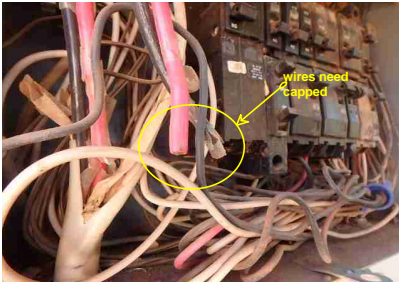
6.4 - The residence is served by a 100 amp, 120/240 volt panel, located in the rear of the residence.

### **Main Panel Observations**

#### *Repair-Replacement-Warrants Specialist Evaluation*

6.5 - There are exposed wires that we recommend be capped.

There are exposed wires that we recommend be capped - *Continued*



*Components and Conditions to be Monitored*

6.6 - The panel may not be adequate to meet the demands of the household. Therefore, you may wish to have an electrician render a second opinion or perform load calculations to determine if the service is adequate.

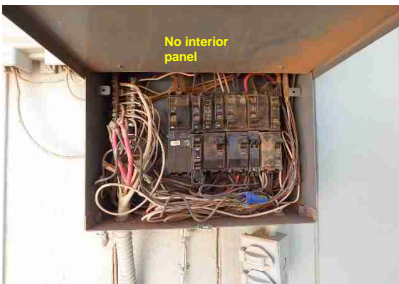
**Panel Cover Observations**

*Informational Conditions*

6.7 - The exterior panel cover is in acceptable condition.

*Repair-Replacement-Warrants Specialist Evaluation*

6.8 - The interior panel cover is missing, and we recommend it be replaced.



**Wiring Observations**

*Informational Conditions*

6.9 - The residence is wired predominantly with a modern vinyl conduit known as Romex.

*Repair-Replacement-Warrants Specialist Evaluation*

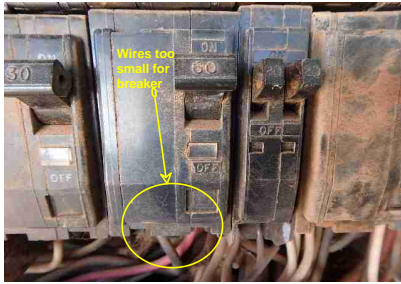
6.10 - Multiple neutral wires are incorrectly connected under a single screw on the grounding bar, and we recommend they be serviced.

**Circuit Breakers (Overcurrent Protection)**

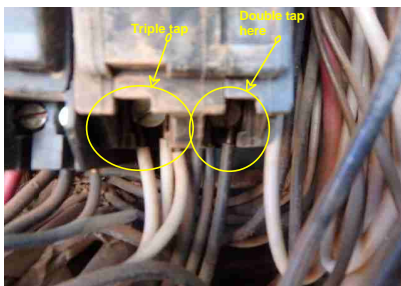
*Repair-Replacement-Warrants Specialist Evaluation*

6.11 - A sixty-amp breaker is serving undersized wires, which is a fire-hazard that we recommend be corrected by an electrician.

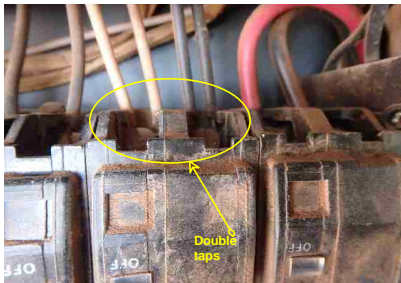
A twenty-amp breaker is serving undersized wires and we recommend be serviced - *Continued*



6.12 - A breaker is serving three circuits, which could overload the breaker or create a weak connection. We recommend this condition be evaluated by an electrician.

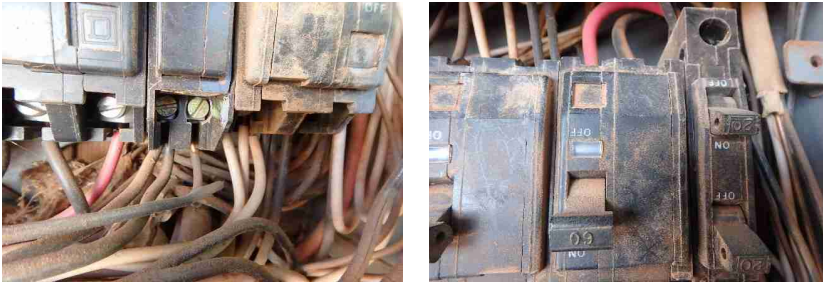


6.13 - Two breakers are each serving two circuits. This is commonly referred to as "double taps" and is inconsistent with generally accepted building practices. We recommend it be evaluated by a qualified electrician.



6.14 - There are white wires connected to breakers. Usually, this is indicative of improper wiring and it is safe practice to designate these wires with black or red tape at the breaker and the circuit end point to indicate the wire is hot and we recommend further review and correction by an electrician.

There are white wires connected to breakers - *Continued*



## Grounding

### *Informational Conditions*

6.15 - The panel is grounded to a driven rod.

## Section 7.0 - Heat

This Inspector shall observe permanently installed heating systems including: heating equipment, gas valves and connectors, combustion air ventilation, return air compartments, normal operating controls, automatic safety controls, chimneys, flues, vents and solid fuel heating devices, heat distribution systems, fans, pumps, ducts, piping, supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors and report on condition. We shall describe: energy source and type of heating equipment. We will operate the system using normal operating controls and observe and report on the presence of a installed heat source in each room and open readily openable access panels provided by the manufacturer for routine homeowner maintenance. We are not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage, operate automatic safety controls, ignite or extinguish solid fuel fires nor observe: the interior of flues, fireplace insert flue connections, humidifiers, electronic air filters or the uniformity or adequacy of heat supply to various rooms.

## Wall Furnaces

### Wall Furnace

#### *Informational Conditions*

7.1 - Heat is provided by 8 year old wall furnace. Such furnaces are among the oldest and least efficient of heating systems, and you may wish to consider upgrading. However, it is imperative that they are kept clean and inspected annually and, if small children visit or occupy these premises, you should be aware the metal frames of such furnaces can get hot enough to burn the skin.

7.2 - The wall furnace is functional.

### Gas Valve & Connector

#### *Informational Conditions*

7.3 - The gas valve and connector, although not operated, appear in acceptable condition.

### Combustion-Air Vents

#### *Informational Conditions*

7.4 - There is adequate combustion air for the wall furnace.

### Thermostats

#### *Functional Components and Conditions*

7.5 - The thermostat is functional.

## **Radiant Heat Systems**

### **Age & Location**

#### *Informational Conditions*

7.6 - Heat is provided by a radiant means, comprised of concealed electrical conduits within the floor or walls., which is assumed to be the same age as the residence.

### **Radiant Heat Observations**

#### *Informational Conditions*

7.7 - The radiant heat system responded to the controls where operated, and appears to be functional at this time.

#### *Maintenance Service Recommended*

7.8 - A thermostat is loose and we recommend it be secured to the wall.



## **Section 9.0 - Living**

The common living space includes: main entry, living room, dining room, breakfast room, family room, game room, office, den, finished basements and sun rooms. This Inspector shall observe: walls, ceilings, floors, doors, windows and report on condition. We shall operate a representative number of interior doors and primary windows and report on operation. We shall test all accessible switches, lights, ceiling fans and outlets and report on function. We will report on any evidence of moisture intrusion observed in the living space. We are not required to observe: paint, wallpaper and other finish treatments on walls, floors and ceilings, carpeting, draperies, blinds, window treatments, household appliances, recreational facilities, or another dwelling unit.

## **Common Living Space**

### **Rooms Evaluated**

#### *Informational Conditions*

9.1 - The common living rooms for the residence include the main entry, living, back addition and dining rooms, for a total of 4 rooms(areas).

### **Renovations or Additions**

#### *Consult with Seller*

9.2 - The back room appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy with the sellers.

### **Doors**

### **Flooring**

#### *Informational Conditions*

9.3 - There are cracked and loose tiles, which we advise you view for yourself. They are likely to have been caused by movement or an insubstantial mortar base, but you may wish to seek the opinion of a specialist.

### **Walls & Ceiling**

#### *Informational Conditions*

9.4 - The walls and ceilings are in acceptable condition.

### Single-Glazed Windows

#### *Components and Conditions to be Monitored*

9.5 - The large windows on either side of the front entry door do not appear to be tempered and we recommend they be replaced or at least closely monitored especially if young children or the elderly occupy or visit the residence.



### Dual-Glazed Windows

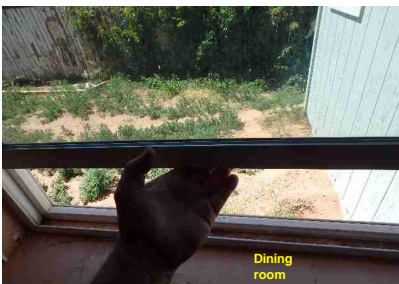
#### *Repair-Replacement-Warrants Specialist Evaluation*

9.6 - A window return spring is out of its track and we recommend it be repaired.



#### *Maintenance Service Recommended*

9.7 - A window does not stay open and we recommend return spring service.



### Closets

#### *Informational Conditions*

9.8 - The closets are in acceptable condition.

### Lights

#### *Functional Components and Conditions*

9.9 - The lights are functional.

### Ceiling Fan

#### *Functional Components and Conditions*

9.10 - The ceiling fans are functional.

## Outlets

### *Repair-Replacement-Warrants Specialist Evaluation*

9.11 - An outlet has no power and we recommend it be serviced.



9.12 - Several outlets are missing their covers and we recommend they be replaced.



## Heat-Cooling Source

### *Informational Conditions*

9.13 - All rooms of the common living space have a heat source.

# Section 10.0 - Kitchen

This Inspector shall observe: doors, floors, walls, ceilings, a representative number of windows, sink, countertop, cabinets, valves, connectors, faucets, trap, drain piping, range, cooktop, oven, dishwasher: high loop drain separation and securely fastened to counter, exhaust fan, built-in microwave, lights, outlets for ground fault protection where applicable, and report on condition. We are not required to observe: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens and under-the-counter lighting.

## Kitchen

### **Flooring**

#### *Informational Conditions*

10.1 - There are cracked and loose tiles, which we advise you view for yourself. They are likely to have been caused by movement or an insubstantial mortar base, but you may wish to seek the opinion of a specialist.

### **Walls & Ceiling**

#### *Functional Components and Conditions*

10.2 - The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*



10.3 - The window is functional.

### **Sink & Countertop**

*Functional Components and Conditions*

10.4 - The sink and countertop are functional.

### **Cabinets**

*Functional Components and Conditions*

10.5 - The cabinets are functional, and do not have any significant damage.

### **Valves & Connectors**

*Functional Components and Conditions*

10.6 - Although they were not operated, the valves and connectors below the sink appear functional.

### **Faucet**

*Maintenance Service Recommended*

10.7 - The hand sprayer displays water-hammer or vibrates excessively when operated and we recommend it be serviced.

### **Trap and Drain**

*Functional Components and Conditions*

10.8 - The trap and drain are functional.

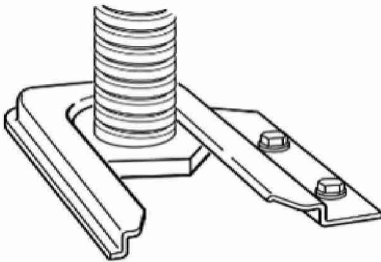
### **Electric Range**

*Functional Components and Conditions*

10.9 - The electric range is functional, all 4 burners and the oven(s) were operational.

*Elective Improvement*

10.10 - The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.



### **Dishwasher**

*Consult with Seller*

10.11 - We could not activate the dishwasher, which needs to be serviced and demonstrated by the sellers.

### **Exhaust Fan or Downdraft**

*Informational Conditions*

10.12 - The exhaust fan is functional and a type that vents internally.

### **Lights**

*Functional Components and Conditions*

10.13 - The lights are functional.

### **Outlets**

*Functional Components and Conditions*

10.14 - The countertop outlets that were tested are functional and include ground-fault protection.

*Repair-Replacement-Warrants Specialist Evaluation*

10.15 - An outlet under the sink is missing a cover plate and we recommend it be serviced.



## Section 11.0 - Hallway

Our Inspection of hallways is identical to that of living space, except that we pay particular attention to safety issues involving: handrails, guardrails, lighting, switch location, and smoke detectors.

### Primary Hallway

#### **No Recommended Service**

##### *Informational Conditions*

11.1 - The upper and lower primary hallway doors, floors, walls, ceilings, closets, lights, outlets and smoke detector if present are in acceptable condition. Noteworthy exceptions will be listed below.

#### **Smoke Detector**

##### *Repair-Replacement-Warrants Specialist Evaluation*

11.2 - The smoke detector did not respond, and we recommend it be serviced.



#### **Carbon Monoxide Detector**

##### *Elective Improvement*

11.3 - As a safety upgrade, consider having one or more CO(carbon monoxide) detectors installed according to the manufacturers suggested locations.

## Section 13.0 - Attic

We shall observe: access, insulation, vapor retarder, ventilation, exhaust ducts, heat vents and clearances, dryer vent, framing type, electrical wiring, plumbing vents, insect/rodent intrusion, chimney chase/fire-stop and report on condition. We enter every attic that has: 36" of headspace, mobility around duckwork and visible framing not obscured by insulation. The Inspector shall observe any evidence of water intrusion and report.

## **Primary Attic**

### **Attic Access Location & Observations**

#### *Informational Conditions*

13.1 - The attic can be accessed through a hatch in a guest bedroom closet, in the ceiling.

### **Method of Evaluation**

#### *Informational Conditions*

13.2 - We evaluated the attic by direct access.

### **Framing**

#### *Informational Conditions*

13.3 - The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

### **Evidence of Leakage**

#### *Repair-Replacement-Warrants Specialist Evaluation*

13.4 - Moisture has entered the attic space from defective plumbing vent boots and we recommend they be replaced.



### **Ventilation**

#### *Repair-Replacement-Warrants Specialist Evaluation*

13.5 - Ventilation ports have been sealed or covered with plastic, which we recommend be removed because it defeats the purpose of the vents.

Ventilation ports have been sealed or covered with plastic which we recommend be removed - *Continued*



## Electrical

### *Repair-Replacement-Warrants Specialist Evaluation*

13.6 - There are open electrical junction boxes, which we recommend be sealed to contain any arcing or sparking that might occur.



13.7 - An electrical connection has been incorrectly made outside of a junction box, which is a potential fire-hazard. We advise all such connections be made inside a junction box, in order to contain any arcing or sparking within the box.



## Heat Vents

### *Functional Components and Conditions*

13.8 - The heat vents that are fully visible appear to be functional.

### *Repair-Replacement-Warrants Specialist Evaluation*

13.9 - The heat vent for the wood stove has charred insulation and wood against the pipe and we recommend they be moved 3 inches away for fire safety.

The heat vent for the wood stove has charred insulation and wood against the pipe and we recommend - *Continued*



## Exhaust Ducts

### *Repair-Replacement-Warrants Specialist Evaluation*

13.10 - We recommend the bathroom exhaust duct be extended to an exterior vent port to assist the removal of moist air to the outside of the home.



## Blown-In Cellulose Insulation

### *Informational Conditions*

13.11 - The attic is insulated, with approximately six-inches of blown-in cellulose, but current standards call for nine and even twelve inches. Some types of this insulation, which were manufactured and installed prior to 1979, consist of shredded paper and are flammable. However, we do not categorically recommend removing and replacing the insulation, because this is a personal decision that is best made by the owners or the occupants.

## Vapor Barrier

### *Informational Conditions*

13.12 - The vapor barrier if present is entirely covered with insulation and can not be evaluated.

# Section 14.0 - Bedrooms

This Inspector shall observe: walls, ceilings, floors, doors, windows and report on condition. We shall operate: a representative number of interior doors and primary windows and report on operation. We shall test all accessible switches, smoke detectors, lights, ceiling fans and outlets and report on function. We will report on any evidence of moisture intrusion observed in the bedrooms. We are not required to observe: paint, wallpaper and other finish treatments on walls, floors and ceilings, carpeting, draperies, blinds, window treatments. Nor do we move furniture, lift carpets or remove items from closets and cabinets.

## **Bedrooms**

### **Rooms Evaluated**

#### *Informational Conditions*

14.1 - A total of 2 bedrooms were inspected.

### **Doors**

#### *Maintenance Service Recommended*

14.2 - A door knob is loose and we recommend it be serviced.



### **Flooring**

#### *Informational Conditions*

14.3 - The floors have no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

14.4 - The walls and ceilings are in acceptable condition.

### **Dual-Glazed Windows**

#### *Repair-Replacement-Warrants Specialist Evaluation*

14.5 - A window has a broken hermetic seal, and we recommend it be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed.



### **Closets**

#### *Functional Components and Conditions*

14.6 - The closets and their components are functional.

### **Lights**

#### *Functional Components and Conditions*

14.7 - The lights are functional.

### **Ceiling Fan**

#### *Functional Components and Conditions*

14.8 - The ceiling fans are functional.

### **Outlets**

#### *Repair-Replacement-Warrants Specialist Evaluation*

14.9 - We recommend the obsolete and ungrounded outlets need to be replaced modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.



14.10 - An outlet is loose and needs to be re-secured to the wall.



### Smoke Detector

*Elective Improvement*

14.11 - There are no smoke detectors in the bedrooms and you may wish to consider installing these inexpensive safety devices.

### Heat-Cooling Source

*Informational Conditions*

14.12 - All bedrooms did have a heat source.

## Section 15.0 - Bathrooms

We shall observe: doors, floors, walls, ceilings, windows, cabinets, sink, countertop, faucet, valves, connectors, supply and drain piping, tubs, showers, toilets, heaters, exhaust fans, lights, outlets and report on condition. All outlets shall be tested for ground fault protection where applicable.

### Bathrooms

#### Rooms Evaluated

*Informational Conditions*

15.1 - The bathrooms include a full hallway bath and a 3/4 addition room bath for a total of 2 bathrooms.

#### Doors

*Functional Components and Conditions*

15.2 - The doors are functional.

#### Flooring

*Informational Conditions*

15.3 - The floors have no significant defects.

#### Walls & Ceiling

*Informational Conditions*

15.4 - The walls and ceiling are in acceptable condition.

## Dual-Glazed Windows

### *Functional Components and Conditions*

15.5 - The windows are functional.

## Cabinets

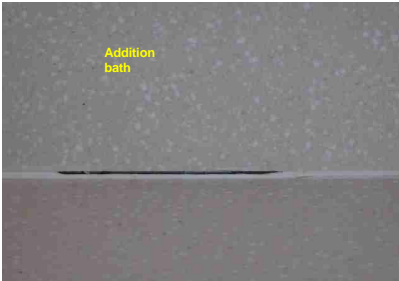
### *Functional Components and Conditions*

15.6 - The cabinets are in acceptable condition.

## Countertops

### *Maintenance Service Recommended*

15.7 - There is a separation between the basin and the countertop, which we recommend be sealed to forestall moisture intrusion between the cabinet and the wall.



## Basin Faucet Valves & Connectors Trap & Drain

### *Informational Conditions*

15.8 - The basins and their components are functional.

## Tub-Shower

### *Repair-Replacement-Warrants Specialist Evaluation*

15.9 - The tub/shower valves are loose or missing components, and we recommend they be serviced.



15.10 - The shower diverter valve in the tub/shower is defective, and we recommend it be serviced.



## Stall Shower

### *Functional Components and Conditions*

15.11 - The stall shower is functional.



## Toilet & Bidet

### *Maintenance Service Recommended*

15.12 - The flapper valve in the hall toilet tank sticks, which causes the toilet to free-flow, and we recommend it be serviced.

## Ceiling Heater

### *Repair-Replacement-Warrants Specialist Evaluation*

15.13 - The ceiling heater in the addition bath did not respond, and we recommend it be serviced.

## Exhaust Fan

### *Functional Components and Conditions*

15.14 - The exhaust fan is functional.

### *Informational Conditions*

15.15 - An openable window is present in the hall bathroom.

## Lights

### *Maintenance Service Recommended*

15.16 - The wall light does not respond, and we recommend it be serviced.



## Outlets

### *Repair-Replacement-Warrants Specialist Evaluation*

15.17 - We recommend the outlets be upgraded to have ground-fault protection.



## Registers

### *Repair-Replacement-Warrants Specialist Evaluation*

15.18 - The hall bath did not have a heat source and we recommend that it be serviced.

# Section 16.0 - Laundry

We will observe: door, floors, walls, ceiling, windows, cabinets, closets, exhaust fan, sink, faucet, valves, connectors, trap, drain, gas valves, gas connectors, 220 volt receptacle, dryer vent, lights, outlets and report on condition. We shall report on any evidence of moisture intrusion/damage or signs of flooding. We do not operate clothes washers or dryers.

## **Laundry Room**

### **Doors**

#### *Maintenance Service Recommended*

16.1 - The door knob needs to be serviced to work smoothly.



### **Flooring**

#### *Informational Conditions*

16.2 - There are cracks in the tiles, which you should view for yourself. They are likely to have been caused by movement or an insubstantial mortar base, but you may wish to seek the opinion of a specialist.

### **Walls & Ceiling**

#### *Consult with Seller*

16.3 - There is a repair on the ceiling, which we advise you ask the sellers to explain or have explored further.



### **Sink**

#### *Functional Components and Conditions*

16.4 - The laundry sink is functional, and does not need service at this time.

### **Faucet**

#### *Functional Components and Conditions*

16.5 - The laundry sink faucet is functional.

### **Valves & Connectors**

#### *Functional Components and Conditions*

16.6 - The valves and connectors appear functional.

#### *Elective Improvement*

16.7 - The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

### **Trap & Drain**

#### *Repair-Replacement-Warrants Specialist Evaluation*

16.8 - The drain pipe from the washer is plumbed to the sink and needs to be further evaluated with correction as necessary by a plumbing specialist.



## Gas Valve & Connector

### Informational Conditions

16.9 - A gas line for the dryer is present and fitted with a shut-off valve.

## 220 Volt Receptacle

### Repair-Replacement-Warrants Specialist Evaluation

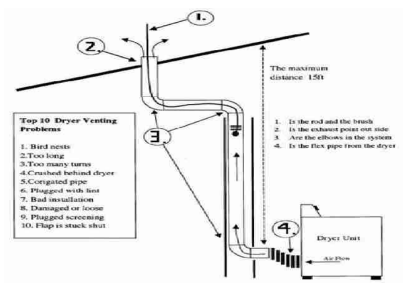
16.10 - The 220 volt receptacle is missing its cover and needs to be replaced.



## Dryer Vent

### Informational Conditions

16.11 - Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and need to be inspected and/or cleaned bi-annually to ensure that they do not contain trapped lint or moisture.



16.12 - The dryer vents correctly to the exterior and should be cleaned regularly.

### Maintenance Service Recommended

16.13 - The dryer vent cover is bent or crushed restricting its flow and we recommend it be serviced.

The dryer vent cover is bent or crushed restricting its flow and we recommend it be serviced - *Continued*



## Lights

### *Functional Components and Conditions*

16.14 - The light is functional.

### *Repair-Replacement-Warrants Specialist Evaluation*

16.15 - There are exposed wires that need to be sealed within a junction box.



## Registers

### *Repair-Replacement-Warrants Specialist Evaluation*

16.16 - There is no heat register in the laundry room and we recommend one be added.

## Section 17.0 - Garage

We shall observe: parking space, slab floor, walls, ceiling, windows, firewall separation, entry door into house, garage side door, garage door and hardware, automatic opener, lights, switches, outlets and report on condition.

### Detached Single-Car Garage

#### Slab Floor

##### *Functional Components and Conditions*

17.1 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

#### Walls & Ceiling

##### *Informational Conditions*

17.2 - The walls are sheathed and in acceptable condition.

#### Dual-Glazed Windows

##### *Functional Components and Conditions*

17.3 - The windows are functional.

## Garage Side Door

### *Repair-Replacement-Warrants Specialist Evaluation*

17.4 - The base of the garage side door is moisture damaged and delaminating, and we recommend it be repaired.



## Garage Door & Hardware

### *Functional Components and Conditions*

17.5 - The garage door and its hardware are functional.

## Lights

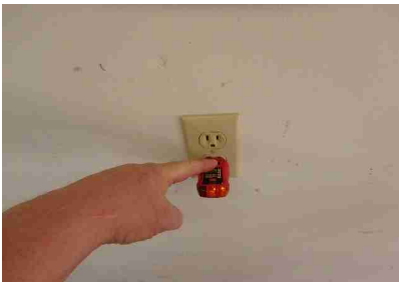
### *Maintenance Service Recommended*

17.6 - The shop lights are missing their covers and we recommend they be replaced.

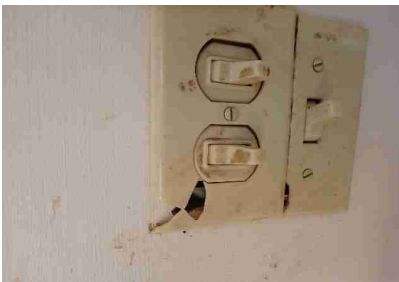
## Outlets

### *Repair-Replacement-Warrants Specialist Evaluation*

17.7 - We recommend the outlets be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.



17.8 - An switch has a loose or broken cover and we recommend it be serviced.



## Roof

### *Repair-Replacement-Warrants Specialist Evaluation*

17.9 - The roof is missing its drip edge flashing and we recommend it be replaced.

The roof is missing its drip edge flashing and we recommend it be replaced - *Continued*



17.10 - The roof has areas where shingles are loose or missing and we recommend they be replaced.



## AFFILIATIONS AND CERTIFICATIONS



Inspector: Eric Kastanek, AZ BTR Certification # 58616

## REPORT CONCLUSION

777 Bliss St, Anywhere, Arizona

Congratulations on the purchase of your new home. Since we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.



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