

Quantum Home Inspections

Home Inspection Report



123 Any Street, Queen Creek AZ, 85243
Inspection prepared for: Sample Report
Inspection Date: 11/10/2008 Size: 2100 sft
Weather: Clear 60 degrees

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General Information

1. Persons in Attendance

Buyers Agent

2. Occupancy

The property is vacant. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of subflooring, under showers, commodes and tubs for wet conditions during this same period.

3. Property Information

The home faces south.

4. Levels

The home is a single level.

5. Estimated Age

The home was built in 2004.

Exterior

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and stable can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with the standards of practice, the inspector will identify the foundation type and report on any evidence of structural deformation. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. There is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. 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.

Our inspection is one of a generalist not a specialist and conforms to industry standards. We observe the visible portion of the stem wall on the outside for any evidence of structural deformation or significant cracks. We do not use any specialized devices or equipment to establish elevation or differential movement. We also do not lift carpet, padding, or move furniture to look for cracks or moisture penetrations.

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, because the cost of renovating a property will always exceed that of having maintained it. Regardless, it is particularly important to keep building walls sealed, which provide the primary barrier against the elements. 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 become obvious when it is actually raining.

Gutters and downspouts must carry water off the roof away from the building to prevent basement or crawlspace leakage. Ground that slopes toward the house can funnel surface water from rain against the foundation walls. This can lead to deterioration of the foundation. The ground around the house should slope down away from the building at a rate of at least 1 inch per foot for the first 6 feet out from the building.

1. Driveway Condition

Materials: Concrete

Observations: Common cracks noted.

2. Walkway Conditions

Materials: Concrete

Observations: Common cracks noted.

3. Exterior Wall Cladding Condition

Materials: Stucco

Observations: Common cracks noted. • Suggest trimming back vegetation from stucco to prevent deterioration of the stucco and help prevent water intrusion. • Hole in stucco with wire lath exposed near garage. Recommend repair to prevent water intrusion into wall structure. Repair by qualified personnel will help prevent deterioration of surrounding structures. • Damage to stucco with staining, and deterioration at drip edge line on rear patio cover.

Recommend repair and adjustment of drip edge by qualified personnel to insure proper water flow off low slope roof. Lack of proper repair can result in further deterioration of stucco and underlying structures.



Hole in stucco with wire lath exposed

4. Eaves, Soffits and Fascia Conditions

Materials: Wood

Observations: Loose trim cladding observed, suggest securing as necessary. Bottom portion of wood trim around garage door is loose. Recommend repair by qualified professional to inhibit moisture, deterioration of structures.

5. Window/Frame Conditions

Materials: Double pane windows.

6. Exterior Door Conditions

Materials: Metal Clad

Observations: Weatherstripping appears to be missing/damaged/incomplete. Recommend replacement to decrease possibility of air/moisture infiltration.



Weatherstripping appears to be missing/damaged/incomplete. Recommend replacement to decrease possibility of air/moisture infiltration.

7. Gutter Condition

Materials: None

8. Fence Condition

Materials: Block, Metal rail fence in backyard., Gate is metal frame with wood boards.

Observations: Gates were locked at the time of inspection, did not operate. • Wood portion of gate is weathered with some staining. • Rusted piece of metal protruding from block fence east wall. Recommend repair by qualified personnel.



Exterior Fence Condition



exposed metal on east wall

9. Electric Meter Condition

Location: Left Side

Observations: Main disconnect observed at the service panel.

10. Gas Meter Condition

Location: Right Side

Observations: Main fuel shutoff was located at the meter. • Evidence of rust on main gas line into meter. Recommend cleaning and painting to help preserve life of pipe.



Gas meter was unlocked during inspection by gas company.

11. Electrical Conditions



Service panel with cover removed. Main disconnect

12. Exterior Faucet Conditions

Location: Rear, Right Side

Observations: Faucet behind west seating area in backyard do not have an anti-siphon device installed. Recommend installation of anti-siphon device to prevent possible cross contamination of potable water supply.



Main water shutoff valve



No anti-siphon on hose bib.

13. Doorbell Condition

Location: Left Side of front door
 Observations: Operational

14. Lot Grade and Drainage Conditions

Observations: While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector CANNOT always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions at the time of inspection

15. Foundation Conditions

Type: Concrete slab on grade

Observations: Entire slab not visible due to floor coverings. No readily visible problems. Floor coverings are not removed during the inspection • Common cracks noted in stem wall • Minor vertical cracking was noted. This cracking appeared typical of cracking that results during the curing process. Such "shrinkage cracks" are very common and are usually harmless. Should this cracking appear to worsen, consultation with a qualified contractor for required repairs is recommended. • Stem wall barely visible on west side of home. Grade too close to stucco. Recommend grade adjustment to allow 4-6" clearance of stucco from dirt. • NE portion of foundation in backyard has water saturated ground next to it. This appears to be from extensive flooding due to damaged sprinkler line next to stem wall. Soil is VERY soft in this area. Recommend evaluation of stem wall and rest of foundation in this area by qualified personnel. This condition could possibly lead to deterioration of slab foundation or sink hole formation affecting structure.



Extremely wet area with very soft ground

16. Patio Conditions

Materials: Concrete, Paver/Tile

Observations: Common cracks. • Backyard has several sitting areas with pavers and stucco covered flagstone topped benches. • Stucco covered benches have chips, common cracks and large cracks in stucco.

Recommend repair by qualified personnel to limit water intrusion into stucco and support structure.



Vertical crack through stucco on rear seating area

17. Porch Condition

Materials: Concrete

Observations: Common cracks noted. • Posts on front porch appear to be foam based material with paint covering. There also are sections of decorative brick covering the bottom portions. There are some areas of the brick mortar that need repair by a qualified professional.

Roof

There are many roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the quality of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be

examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of the standards. Attics should be well-insulated and well-ventilated. However, the quality of each will vary from region to region, and has become more stringent with the passage of time. The specific identification of insulating materials is beyond the scope of these standards, but consumers need to be aware that some insulating materials are known to contain asbestos and other potential carcinogens or contaminants.

1. Methods Used to Inspect Roof

How Inspected: Accessable • Walked

2. Roof Condition

Materials: Concrete Tile • Rolled roofing on patio cover.

Observations: Several cracked tiles present. No evidence of water intrusion into attic at this time. Recommend observation of these tiles and underlayment for possible deterioration and repair/replacement. • * Unusual vent penetration through middle of tile. Flashing visible under tile however unable to determine proper installation. Recommend evaluation by qualified contractor. • Patio rolled roofing has ponding on surface. This is a potential area for water intrusion into patio roof structure. See information in Exterior section about drip flashing and stucco damage in this same area.

3. Roof Flashing Condition

Materials: Metal

Observations: Metal kick-out damaged near garage door. Recommend evaluation for need of repair and functional ability.



Damaged metal in kick-out



Stucco damage at drip edge on patio roof

4. Skylight Condition

Observations: None

5. Roof Surface Conditions



Ponding on patio roof



unusual vent penetration through tile

Garage

1. GarageType

Type: Attached

2. Garage Roof Condition

Materials: Garage roof is part of main structure roofing.

3. Garage Exterior Conditions

Materials: Same as Home. Condition reported in Exterior section.

4. Garage Floor Condition

Materials: Concrete

Observations: Common cracks noted. • Stains present

5. Garage Door Condition

Materials: Metal

6. Garage Door Hardware Condition

Observations: The door hardware is operational at time of inspection.

7. Garage Door Opener Condition

Observations: This garage door opener is equipped with a safety reverse device which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

8. Fire Door Conditions

Materials: Metal/Metal Clad

Observations: Self closer installed as a safety feature and functional at time of inspection. •

Damaged weatherseal needs repair/replacement by qualified professional.

9. Fire Wall Condition

Observations: Firewall appears intact at time of inspection.

10. Garage Wall Condition

Materials: Drywall

Observations: Noted are vertical brown stains and solid tubes. Recommend evaluation by licensed pest control company



Brown tube like structures on wall

11. Garage Ceiling Condition

Materials: Drywall

12. Garage Electrical Condition

Observations: GFCI protected receptacle installed for safety.

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 pipes, vent pipes, and water-heating devices. The pressure in pipes is commonly confused with volume, or functional flow, but whereas high volume is good high pressure is not. In fact, whenever 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. Regardless, consumers need to understand that leaks will occur in any system, and particularly a system with older pipes or a system in which a regulator fails and high pressure is able to stress the washers and diaphragms of components. Waste and drainpipes pipes are also not uniform, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that has been coated with tar. The condition of drainpipes is usually directly related to their age. Older ones are subject to damage through decay and root or seismic activity, whereas ABS ones are virtually impervious to damage. However, inasmuch as significant portions of drainpipes are concealed, inspectors can only infer their condition by observing the draw at drains. This is not a conclusive test, only a video scan of the main line can confirm its actual condition. Nonetheless, blockages will occur in the life of any system, but blockages in main sewer pipes are costly to repair or replace, and for this reason should be video-scanned, which is beyond the scope of the standards.

1. Main Shutoff Location

Materials: Copper

Observations: Main shutoff valve is at the right side of home • Service main line appears to be 1" copper with a pressure reading of 50psi. • Since main shutoff valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shutoff valves are not tested during a home inspection. We suggest caution when operating shutoffs that have not been turned for a long period of time. All shutoff valves and angle stops should be turned regularly to ensure free movement in case of emergency.

2. Supply Line Condition

Materials: Copper • Pex

Observations: All supply lines were not fully visible at the time of inspection. No leaks observed except if noted in other sections. • Water flow appears to be serviceable.

3. Waste Line Conditions

Materials: Public Waste

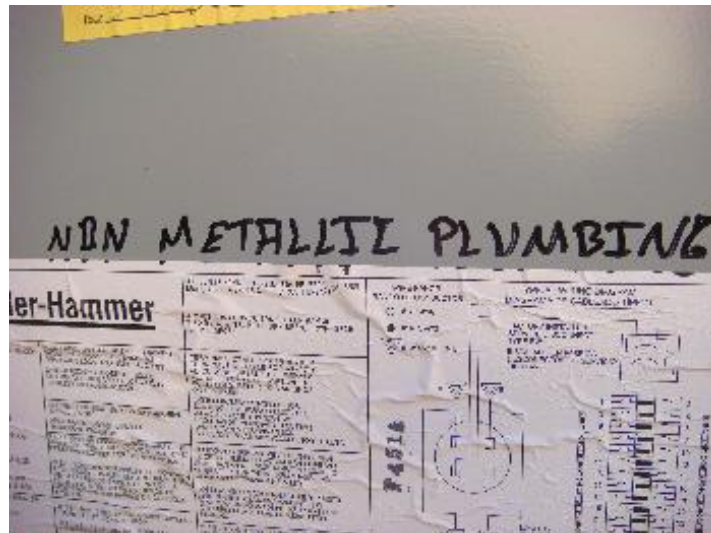
4. Waste Line Condition

Materials: ABS • PVC

Observations: All of the waste lines and vent pipes were not fully visible at the time of inspection. Observed lines appear to be properly supported. No leaks were observed.

5. Plumbing Comments

Comments: An automatic sprinkler system was observed but not inspected or tested. This system is beyond the scope of this inspection. We recommend further review by a qualified professional due to problem area described in Exterior section • Limited inspection due to slab construction . Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed elements.



Labeling on inside of electrical panel

Electrical

A wide variety of electrical systems have been installed over the years and electrical systems have been affected by the following:

- Code requirements which existed at the time the home was built or additional electrical work was performed.

- The abilities and inclinations of the system designer and installers
- Original construction budget.
- Changes made over the years

Home inspectors are generalists, and although familiarity with electrical systems is a fundamental part of home inspection, inspectors are not electricians, and will not be familiar with all electrical systems and components installed over the years.

Electrical standards and codes have evolved over the years and home electrical systems and their components are required to comply only with codes which were in effect at the time the home was built or the additional work was performed. A Home Inspector's concern with electrical systems is not code compliance but the degree to which the installed electrical system safely provides for the electrical requirements of the home. The home inspector's concern will be commenting on safety and system defects, not code violations. Some conditions commented upon may not be code violations and some code violations may not be commented upon. If in the opinion of the Inspector, the installed electrical system or any of its components is failing or may fail to safely provide for the electrical requirements of the home, the Inspector will recommend evaluation and/or correction by a qualified electrical contractor.

The General Home Inspection is a visual inspection and complies with standards contained in the Arizona Standards of Professional Practice for Home Inspectors.

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.

1. Main Service Drop Condition

Type: Main Service Drop is underground

2. Electrical panel Condition

Type / Materials: Breakers • Service entrance cables are copper • Branch circuit wiring is copper/aluminium
Observations: The main service is approximately 200 amps, 120/240 volts. • Main disconnect by breaker is present. • Overload protection provided by breakers. • Mix of copper and aluminum wiring. Buyer is advised that periodic maintenance of aluminum wiring is recommended to prevent "creeping" at electrical connections.

3. Main Panel Comments

Observations: AFCI protection in place in bedroom branch circuits. • AFCI breakers operational when tested.

4. Smoke detector comments

Observations: Smoke detectors may be connected to a security system and were not tested. Suggest confirming proper operation prior to close. • While there may be serviceable smoke and carbon monoxide detectors in the house at time of inspection, buyer is urged to review existence of such upon close as they are on occasion removed by seller. These items are generally mandatory in all municipalities. • Periodic testing is suggested to ensure proper working order.

5. Electrical Comments

Observations: A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected. • The electrical service to this home is typical and adequate for a single family dwelling. All receptacles were tested and are generally serviceable, unless otherwise noted.

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will test the heating and air conditioning system in accordance with the standards of practice if possible. We do not dismantle and inspect the concealed portions of the evaporator, condensing coils or heat exchanger. We also do not inspect electronic air-cleaners, humidifiers, ducts and in-line duct motors or dampers. For a more thorough investigation of the system please contact a licensed HVAC service person as they are specialists and could locate additional defects and make recommendations for upgrades if necessary. Our evaluation does not include any form of warranty or guarantee.

If it cannot be proven that furnace has had a service/maintenance inspection within the last twelve months, recommend complete system evaluation by licensed heating and cooling professional. Such an inspection typically involves partial dismantling of the furnace to facilitate inspection of the heat exchanger and other areas that are not readily visible. Recommend regular homeowner monitoring and maintenance thereafter.

Heating

1. Heating

Type: Gas Forced Air

2. Burner Chamber Comments

Observations: System appears serviceable. • Burner flame appears typical. • The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes. This can only be done by dismantling the unit which is beyond the scope of this inspection • Annual service is recommended to help ensure proper operation.

3. Exhaust Venting Conditions

Materials: Metal

4. Air Filter Condition

Observations: Recommend replacement now and periodic replacement to help proper operation of HVAC system.

5. Thermostat Condition

Zoned system, multiple thermostats observed.

Observations: Thermostats were securely fastened to wall and level.

6. Distribution/Ducting Condition

Type: Ducts and Registers

Observations: Ducts are not fully visible, however air flow in home appears functional.

7. Heating Comments

Observations: This was a very limited inspection as inspector is neither qualified nor authorized to carry out a technically exhaustive inspection of heating system. Buyer is advised to have this system serviced annually to ensure safe and efficient operation. Carbon monoxide detectors are mandatory in most municipalities and should be installed in furnace area and bedroom area at minimum.

- All livable rooms have functional heating and air conditioning supply to them

Air Conditioning

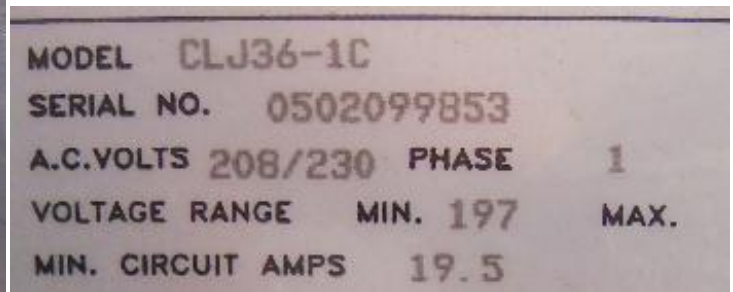
1. Air Conditioning Comments

Type: Split System

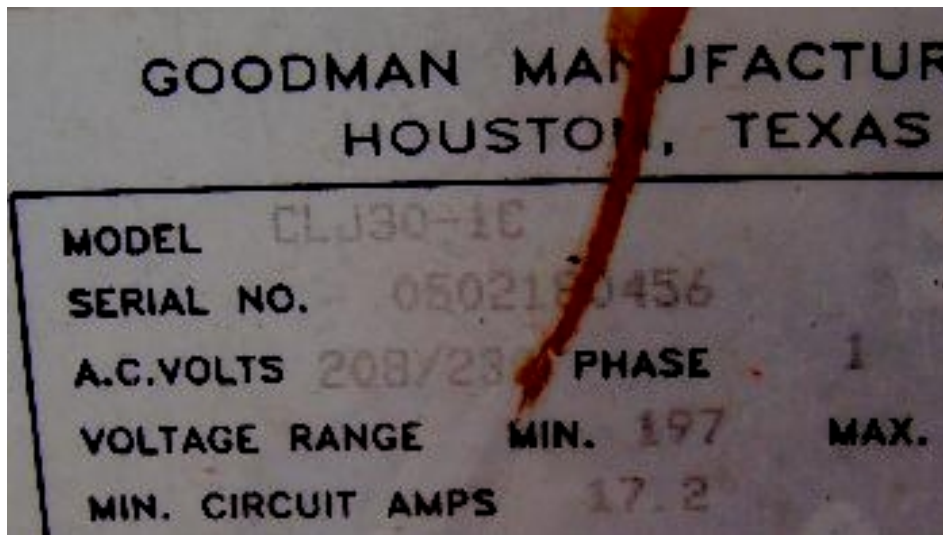
Observations: Air conditioning operational during inspection and appeared to be performing satisfactorily. Buyer is advised to verify satisfactory operation prior to close. • Air conditioning was only briefly tested due to outside temperature. Activating air conditioning during cool/cold weather can cause serious damage to the system. Buyer is advised to verify satisfactory operation prior to close. • Twin Goodman AC units one 2.5ton and other 3.0ton units installed on pads at the west side of home. • Air handler(s) appear serviceable. Coils appear serviceable. Condensation lines should be monitored on a regular basis for blockage. Blocked condensation lines may lead to moisture damage near the air handler(s). Condition of condensate lines in the walls and/or floors cannot be evaluated. • 240 volt electrical disconnect(s) present. • Refrigerant lines are not fully visible. • Ac units are not level. Recommend evaluation by qualified professional • Insulation installed on refrigerant lines near outside unit(s) need repair. • Electrical disconnects need proper clearance for service. Proper working space not present at these units. Recommend evaluation by appropriate professional.



A/C units not level



Model Number CLJ36-1C



CLJ30-1C

Water Heater

1. Water Heater

The water heater is located in the garage, has a 50 gallon capacity, fueled by natural gas, and is about 3.75 years old. Average life expectancy is about 12-15 years.

2. Supply lines Condition

Materials: Copper

Observations: Gas shut off valve was observed near this appliance. • Water shutoff valve installed on cold water line. Valve not tested.

3. Temperature Pressure Release Valve Conditions

Observations: TPR valve is present but not tested. Visible portions of the TPR discharge piping appears serviceable.

4. Flue Venting Conditions

Materials: Metal

Observations: Vent flue piping not fully visible. • Vent flue collar is loose at ceiling. Recommend repair by qualified professional.



Vent flue collar is loose at ceiling. Recommend repair by qualified professional.

5. Water Heater Comments

Observations: Serviceable at time of inspection. No warranties can be offered on this or any other appliance.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. We will test kitchen appliances for function, however, we cannot evaluate the variety of settings or cycles. We do not inspect refrigerators, trash compactors, toasters, coffee makers, water purifiers, timers, clocks, concealed lighting, grills or rotisseries, instant hot-water dispensers, free-standing appliances or the self-cleaning ability of ovens.

1. Kitchen Floor Condition

Materials: Tile

2. Kitchen Walls Condition

Materials: Drywall/Plaster

Observations: Walls are in acceptable condition.

3. Ceiling Conditions

Observations: The kitchen ceiling is in acceptable condition.

4. Kitchen Electrical Condition

Observations: GFCI in place and operational.

5. Kitchen Cabinet Condition

Observations: Cabinet doors and drawers are functional at time of inspection. Units appear to be securely attached.

6. Kitchen Counter Condition

Observations: Counters are stone in appearance and appear functional without any significant damage or areas in need of repair. Counters appear to be securely fastened.

7. Kitchen Sink Condition

Materials: Metal

Observations: Sink appears functional at time of inspection.

8. Kitchen Faucets

Observations: Faucet appears functional at time of inspection. • R/O system faucet is present however not attached to any plumbing or filter system at this time.

9. Traps/Drains/Supply Condition

Observations: Traps, drains and supply lines are functional at time of inspection. • Hi-loop present but needs to be secured to maintain functionality.

10. Stove Cooktop Conditions

Style: Gas

Observations: This 4 burner unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or grantees of this or any other appliance can be offered.

11. Oven Conditions

Style: Gas

Observations: Oven burners were tested and functional at time of inspection

12. Garbage Disposal

Observations: Disposal is properly wired and appears functional.

13. Dishwasher Condition

Observations: Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing. • The bottom kick panel for the dishwasher is missing. Recommend asking the owner if piece available or replace with a new one.

14. Hood Fan Condition

Exterior Vented

Observations: Fan over stove is operational. • Recommend cleaning filter regularly for fire safety.

15. Microwave

Observations: Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

Bathrooms Overall

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. It is important to note that we do not leak-test shower pans or evaluate window treatments, steam showers or saunas.

1. Bathroom Location

Location: Hallway, Ensuite to Master bedroom

2. Bathroom Floor Conditions

Materials: Tile

Observations: The flooring has no significant defects.

3. Bathroom Wall Condition

Materials: Drywall/Plaster

Observations: The walls are in acceptable condition.

4. Bathroom Ceiling Condition

Materials: Drywall/Plaster

Observations: The ceilings are in acceptable condition.

5. Bathroom Door Condition

Materials: Hollow Core

Observations: The doors are functional.

6. Bathroom Windows Condition

Observations: The windows are functional.

7. Electrical Condition

Observations: GFCI in place and operational

8. Heat Source Condition

Type: Central Heating and Cooling

9. Bathroom Exhaust Fan Condition

Observations: The exhaust fans are operational. Recommend routine cleaning to help maintain proper functioning. • The exterior portion of Master bath fan is loose. Recommend securing to ceiling.



The exterior portion of Master bath fan is loose. Recommend securing to ceiling.

10. Tub/Whirlpool Condition

Style: Tub

Observations: The tubs are functional. • An area of caulking missing from tub in Master bath. Recommend repair to maintain watertight integrity.

11. Tub Surround Condition

Materials: Fiberglass

Observations: Tub surrounds are functional.

12. Tub Faucet Condition

Observations: Tub faucet, diverter are functional.

13. Shower Base Condition

Materials: Fiberglass

14. Shower Surround Condition

Materials: Fiberglass

15. Shower Door Condition

Materials: Tempered Safety Glass

Observations: The shower door does not latch properly in the Master bathroom . There is no evidence of moisture damage at this time to floor or close walls. Recommend evaluation and repair by qualified professional.

16. Shower Faucet Condition

Observations: The shower faucets and fixtures are functional.

17. Sink Condition

Observations: The sinks are functional and drain properly.

18. Sink Faucet Condition

Observations: The sink faucets are functional and properly attached to hot/cold water lines.

19. Traps/Drains/Supply Condition

Observations: The traps/drains and supply lines are functional without evidence of leaks at time of inspection.

20. Toilet Condition

Observations: The toilets are functional and secure.

21. Counters/Cabinet Condition

Observations: Counters and cabinets are in acceptable condition and function properly.

Laundry Area

The inspector does not test washing machine supply valves or drains. Dryers and washing machines are not moved or tested, if present, hidden portions of the walls and floors cannot be evaluated.

Dryer vents have been responsible for many house fires. The best dryer vents are smooth-walled and rigid and extend no more than six feet to an exterior location. Also, drain-pans and braided stainless steel washing machine hoses are recommended in second-story locations, or in locations where a leak or overflow could cause structural damage.

1. Laundry Area Location

Location: Main Floor

2. Floor

Materials: Tile

Observations: The floor has no significant defects.

3. Walls Condition

Materials: Drywall/Plaster

Observations: The walls are in acceptable condition.

4. Ceiling Condition

Materials: Drywall/Plaster

Observations: The ceiling is in acceptable condition.

5. Door Condition

Materials: Hollow Core

Observations: The door is functional.

6. Electrical Conditions

Observations: The 120 and 240 volt outlets were tested and in working order.

7. Washer Hook-ups

Observations: Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.

8. Dryer Hook-ups

Observations: Gas and Electric

9. Exhaust Fan Condition

Observations: The exhaust fan is functional.

10. Laundry Comments

Observations: Washing machine drains were not tested

Other Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing an inspection of visually accessible areas of walls, floors, ceilings, cabinets and closets and will report visible damage, wear and tear, and moisture problems if seen. This also includes testing of a representative number of doors, windows, switches and outlets. Personal items in the home may prevent the inspector from viewing all areas on the interior as we do not move furniture, lift carpet or rugs nor comment on cosmetic deficiencies.

The inspector does not usually test for mold or other environmental pollutants and/or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Floor Condition

Observations: The floors are in acceptable condition except for listed items. • Two (2) wood to tile transition strips loose and could be a trip hazard. Recommend securing strips.

2. Wall Condition

Observations: The walls are in acceptable condition without evidence of moisture intrusion.

3. Ceiling Conditions

Observations: The ceilings are in acceptable condition with no evidence of moisture staining.

4. Door Conditions

Observations: Doors are functional

5. Window Condition

Observations: The windows are functional. No evidence of moisture intrusion at this time.

6. Electrical Conditions

Observations: Ceiling fan outlet doesn't have a cover. Recommend installing a cover to protect electrical wires.



cover missing

7. Other Interior Area Comments

Observations: Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

Attic

We, in accordance with standards, do not attempt to enter attics with headroom restrictions (less than thirty-six inches of headroom), blocked by ducts, or in attics that have joists obscured by insulation which can make traversing them hazardous. In these instances we would inspect as well as we can from the access point. We do not remove or move any of the insulation and water piping, electrical conduits, junction boxes, gas piping, vent or exhaust flues, and other components may be hidden from view. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification.

1. Methods Used to Inspect

How Inspected: Accessible

2. Framing Condition

Style: Truss

Observations: Limited review due to insulation installed between the rafters.

3. Sheathing Condition

Materials: Plywood

4. Evidence of leaking

Observations: No active leaks were observed.

5. Insulation Condition

Materials: Blown in insulation

Observations: 6-10" of insulation present.

6. Ventilation Conditions

Style: Gable Vents

7. Distribution/Ducting Conditions

Style: Ducts/Registers

Observations: A flex vent pipe is not properly attached. Recommend proper attachment so pipe doesn't fall out of opening and vent into attic.

Bedrooms Overall

In accordance with the Standards of Practice, inspection of the bedrooms include visually accessible areas of walls, floors and ceilings. Also, we will evaluate a representative number of accessible doors, switches, outlets and windows for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items or move furniture, lift carpet or rugs and we do not comment on common cosmetic deficiencies.

1. Floor Condition

Observations: There are stains on the carpet.

2. Wall Condition

Observations: The walls are in acceptable condition without evidence of moisture stains.

3. Ceiling Conditions

Observations: No stains or evidence of moisture penetration observed.

4. Door Conditions

Observations: The doors are functional except as noted. • The bottom guides for the bedrooms sliding closet doors are missing/broken. Recommend installation of bottom guides for proper door operation.

5. Window Condition

Observations: The windows are functional and are sized properly for a means of emergency egress.

6. Electrical Conditions

Observations: Outlets are functional. • The ceiling fan base cover is loose in Master bedroom. Recommend properly securing the cover.



The ceiling fan base cover is loose. Recommend properly securing the cover.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

Exterior		
Page 2 Item: 3	Exterior Wall Cladding Condition	<ul style="list-style-type: none"> • Suggest trimming back vegetation from stucco to prevent deterioration of the stucco and help prevent water intrusion. • Hole in stucco with wire lath exposed near garage. Recommend repair to prevent water intrusion into wall structure. Repair by qualified personnel will help prevent deterioration of surrounding structures. • Damage to stucco with staining, and deterioration at drip edge line on rear patio cover. Recommend repair and adjustment of drip edge by qualified personnel to insure proper water flow off low slope roof. Lack of proper repair can result in further deterioration of stucco and underlying structures.
Page 2 Item: 4	Eaves, Soffits and Fascia Conditions	<ul style="list-style-type: none"> • Loose trim cladding observed, suggest securing as necessary. Bottom portion of wood trim around garage door is loose. Recommend repair by qualified professional to inhibit moisture, deterioration of structures.
Page 3 Item: 6	Exterior Door Conditions	<ul style="list-style-type: none"> • Weatherstripping appears to be missing/damaged/incomplete. Recommend replacement to decrease possibility of air/moisture infiltration.
Page 3 Item: 8	Fence Condition	<ul style="list-style-type: none"> • Wood portion of gate is weathered with some staining. • Rusted piece of metal protruding from block fence east wall. Recommend repair by qualified personnel.
Page 4 Item: 10	Gas Meter Condition	<ul style="list-style-type: none"> • Evidence of rust on main gas line into meter. Recommend cleaning and painting to help preserve life of pipe.
Page 5 Item: 12	Exterior Faucet Conditions	<ul style="list-style-type: none"> • Faucet behind west seating area in backyard doe not have an anti-siphon device installed. Recommend installation of anti-siphon device to prevent possible cross contamination of potable water supply.
Page 6 Item: 15	Foundation Conditions	<ul style="list-style-type: none"> • Stem wall barely visible on west side of home. Grade too close to stucco. Recommend grade adjustment to allow 4-6" clearance of stucco from dirt. • NE portion of foundation in backyard has water saturated ground next to it. This appears to be from extensive flooding due to damaged sprinkler line next to stem wall. Soil is VERY soft in this area. Recommend evaluation of stem wall and rest of foundation in this area by qualified personnel. This condition could possibly lead to deterioration of slab foundation or sink hole formation affecting structure.

Page 6 Item: 16	Patio Conditions	<ul style="list-style-type: none"> • Stucco covered benches have chips, common cracks and large cracks in stucco. Recommend repair by qualified personnel to limit water intrusion into stucco and support structure.
Page 6 Item: 17	Porch Condition	<ul style="list-style-type: none"> • Posts on front porch appear to be foam based material with paint covering. There also are sections of decorative brick covering the bottom portions. There are some areas of the brick mortar that need repair by a qualified professional.
Roof		
Page 7 Item: 2	Roof Condition	<ul style="list-style-type: none"> • Several cracked tiles present. No evidence of water intrusion into attic at this time. Recommend observation of these tiles and underlayment for possible deterioration and repair/replacement. • * Unusual vent penetration through middle of tile. Flashing visible under tile however unable to determine proper installation. Recommend evaluation by qualified contractor. • Patio rolled roofing has ponding on surface. This is a potential area for water intrusion into patio roof structure. See information in Exterior section about drip flashing and stucco damage in this same area.
Page 7 Item: 3	Roof Flashing Condition	<ul style="list-style-type: none"> • Metal kick-out damaged near garage door. Recommend evaluation for need of repair and functional ability.
Garage		
Page 8 Item: 8	Fire Door Conditions	<ul style="list-style-type: none"> • Damaged weatherseal needs repair/replacement by qualified professional.
Page 9 Item: 10	Garage Wall Condition	<ul style="list-style-type: none"> • Noted are vertical brown stains and solid tubes. Recommend evaluation by licensed pest control company
Air Conditioning		
Page 14 Item: 1	Air Conditioning Comments	<ul style="list-style-type: none"> • Ac units are not level. Recommend evaluation by qualified professional • Insulation installed on refrigerant lines near outside unit(s) need repair. • Electrical disconnects need proper clearance for service. Proper working space not present at these units. Recommend evaluation by appropriate professional.
Water Heater		
Page 15 Item: 4	Flue Venting Conditions	<ul style="list-style-type: none"> • Vent flue collar is loose at ceiling. Recommend repair by qualified professional.
Kitchen		
Page 16 Item: 9	Traps/Drains/Supply Condition	<ul style="list-style-type: none"> • Hi-loop present but needs to be secured to maintain functionality.
Page 16 Item: 13	Dishwasher Condition	<ul style="list-style-type: none"> • The bottom kick panel for the dishwasher is missing. Recommend asking the owner if piece available or replace with a new one.
Bathrooms Overall		
Page 17 Item: 9	Bathroom Exhaust Fan Condition	<ul style="list-style-type: none"> • The exterior portion of Master bath fan is loose. Recommend securing to ceiling.
Page 18 Item: 10	Tub/Whirlpool Condition	<ul style="list-style-type: none"> • An area of caulking missing from tub in Master bath. Recommend repair to maintain watertight integrity.

Page 18 Item: 15	Shower Door Condition	<ul style="list-style-type: none"> The shower door does not latch properly in the Master bathroom . There is no evidence of moisture damage at this time to floor or close walls. Recommend evaluation and repair by qualified professional.
Other Interior Areas		
Page 19 Item: 1	Floor Condition	<ul style="list-style-type: none"> Two (2) wood to tile transition strips loose and could be a trip hazard. Recommend securing strips.
Page 20 Item: 6	Electrical Conditions	<ul style="list-style-type: none"> Ceiling fan outlet doesn't have a cover. Recommend installing a cover to protect electrical wires.
Attic		
Page 21 Item: 7	Distribution/Ducting Conditions	<ul style="list-style-type: none"> A flex vent pipe is not properly attached. Recommend proper attachment so pipe doesn't fall out of opening and vent into attic.
Bedrooms Overall		
Page 21 Item: 1	Floor Condition	<ul style="list-style-type: none"> There are stains on the carpet.
Page 21 Item: 4	Door Conditions	<ul style="list-style-type: none"> The bottom guides for the bedrooms sliding closet doors are missing/broken. Recommend installation of bottom guides for proper door operation.
Page 22 Item: 6	Electrical Conditions	<ul style="list-style-type: none"> The ceiling fan base cover is loose in Master bedroom. Recommend properly securing the cover.