



**Prepared For:** Tom & Sue Buyer

**Property Address:** 3456 Anywhere Ave., Tucson, AZ 85000

**Inspector:**  
**Company:** Sanrick Inc.  
dba WIN Catalina Foothills  
(520) 749-1679

**Services Included in this Report:**

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Standard Full Home Inspection

## NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND, NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

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THIS REPORT IS FOR THE EXCLUSIVE USE OF OUR CLIENT AS NAMED IN THE INSPECTION AGREEMENT. It may not be used or relied upon by any other person unless that person is specifically named by us in the Inspection Agreement as a recipient of this report. Distribution of this report to any third party without the written consent of the inspector and WIN Home Inspection is prohibited. As the client, you agree to maintain the confidentiality of this report and to reasonably protect the report from distribution to any third party. You agree to indemnify, defend and hold us harmless if any third party brings a claim against us relating to the inspection or to this report.

## EXPLANATION OF TERMS

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report.

**FUNCTIONAL:** Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indication of failure at the time the services were performed.

**SATISFACTORY:** Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

**ATTENTION:** Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

**MAINTENANCE:** Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

**ACTION REQUIRED:** Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

**PRESENT:** Items marked Present were visible at the time the services were performed and were not tested or inspected due to either the type of device or access limitations.

**NOT INSPECTED:** Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, weather condition or the inspection of the item is not within the scope of the services performed.

**N/A:** Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.

## WIN Home Inspection

### Standard Full Home Inspection

This report contains confidential information and is supplied solely for use by the client(s) of:

**Sanrick Inc. dba WIN Catalina Foothills**  
**1700 E. River Road, #65749, Tucson, Arizona 85728**  
**(520) 749-1679 <http://catalinafoothills.wini.com>**

**Work Order Number:** 14898581

**Service Date:** 6/30/2021

**Time:** 8:00 AM

**Site Address:**

3456 Anywhere Ave., Tucson, AZ 85000

**For the purpose of this inspection, the Main Entry Door faces: East**

**Site Information:**

**Weather:** 89 °F - Sunny  
**Approximate Year Built:** 2008  
**Structure:** SF Wood Frame  
**Foundation:** Concrete Slab  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Floors:** 1  
**Occupied:** No

**Client:**

**Name:** Tom & Sue Buyer  
**Address:** 3456 Anywhere Ave., Tucson, Arizona 85000  
**Work Phone:**  
**Home Phone:**  
**Mobile Phone:**  
**Email Address:**  
  
**Client Present at Inspection:** Yes

**Buyer's Agent:**

**Name:** Buyers Representative  
**Company:** America Real Estate  
**Address:**  
, AZ  
**Phone:**  
**Email:**

**Buyer's Agent Present at Inspection:** Yes

**Seller's Agent:**

**Name:** Listing Agent  
**Company:** Sample Agency  
**Address:**  
, AZ  
**Phone:**  
**Email:**

**Seller's Agent Present at Inspection:** No

**Inspector:**

Sanrick Inc.  
dba WIN Catalina Foothills

**License / Certification:**

**Email:**

**Notes:**

A Thermal Imaging camera has been used as an add on service in this inspection. Thermal Images are included when an anomaly is captured and included in the appropriate section of the report. Temperature deviations create the patterns which can be captured in full darkness without the aid of visible light. Infrared thermography detects a temperature difference at the surface of the evaluated areas and components. Thermography is not an X-ray or similar technology. An inspector cannot detect conditions inside evaluated areas and

components that do not produce a temperature difference at the surface of the evaluated areas and components. An inspector cannot detect conditions behind obstructions, such as furniture, pictures, and other owner belongings, that obscure the surface of evaluated areas and components. A temperature difference (Delta T) of at least 15° Fahrenheit should exist between the inside and outside temperature of the evaluated areas to provide an accurate evaluation. This temperature difference will be estimated by comparing the home's interior air temperature and the exterior air temperature. Evaluations performed when the temperature difference is less than 15°F may not produce an accurate evaluation, but this may be out of the control of the inspector. Evaluation of moisture infiltration requires the evaluated areas to have significant moisture accumulation and that the moisture accumulation produces a detectable temperature difference at the surface of the evaluated areas at the time of the evaluation.

Evaluations performed without recent precipitation, evaluations of areas with minor moisture infiltration, evaluation of areas where moisture infiltration is intermittent or seasonal, and evaluation of areas under similar conditions may not detect moisture infiltration. Inspector will use best efforts to completely and accurately evaluate in-scope areas and components; however, **INSPECTOR MAKES NO WARRANTY OR GUARANTEE OF ANY KIND** regarding the completeness and accuracy of the thermographic evaluation.

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# Standard Full Home Inspection Summary Report

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

## 1. Structure Perimeter Exterior - Watering System

### Maintenance

The property is equipped with an automatic watering system which adds a positive aspect to the property. Testing the system is not within the scope of the inspection. The cover for the irrigation control box is damaged and inside it appears to have been full of water at some point. The water is currently shut off and should be further evaluated by a qualified irrigation professional.



## 2. Exterior Structure - Siding Condition

### Maintenance

Stucco damage has occurred at the back of the home around the exterior door as well poor stucco coverage in places on the parapets and the transition between the home and the roof is in poor condition. A qualified stucco contractor make the needed repairs.





# Standard Full Home Inspection Summary Report



### 3. Exterior Structure - Painted Surfaces

#### Maintenance

The paint on the exterior of the home was not installed properly. Parpet paint has not covered properly. A qualified painter needs to correct this.



### 4. Utility Services - Carbon Monoxide

#### Attention

CO at Range:

An ambient reading for Carbon Monoxide was taken in representative areas of the structure during the inspection while the fossil fuel appliances were in operation. High accumulated levels of carbon monoxide represent a dangerous and unsafe condition that could kill or injure occupants.

The inspector found elevated levels of carbon monoxide coming from the kitchens oven while in use. The CO reading was over 30 ppm at the vent area directly above the range.

This is not an uncommon condition, ventilation over the range needs to be used while in operation. When range vents are not provided opening windows during long use is recommended. The installation of carbon monoxide detectors is further recommended.

**Readings in the home were " 0 " indicating no other CO issues are currently present.**

"9" ppm in an 8 hour period is the maximum EPA/ASHRAE guideline for residential buildings.

# Standard Full Home Inspection Summary Report

Carbon Monoxide detectors, equipped with battery back-up and a digital read out, on each level of the building and at sleeping areas are highly recommended to monitor CO accumulations in the home.

For more information on Carbon Monoxide (CO), see also:

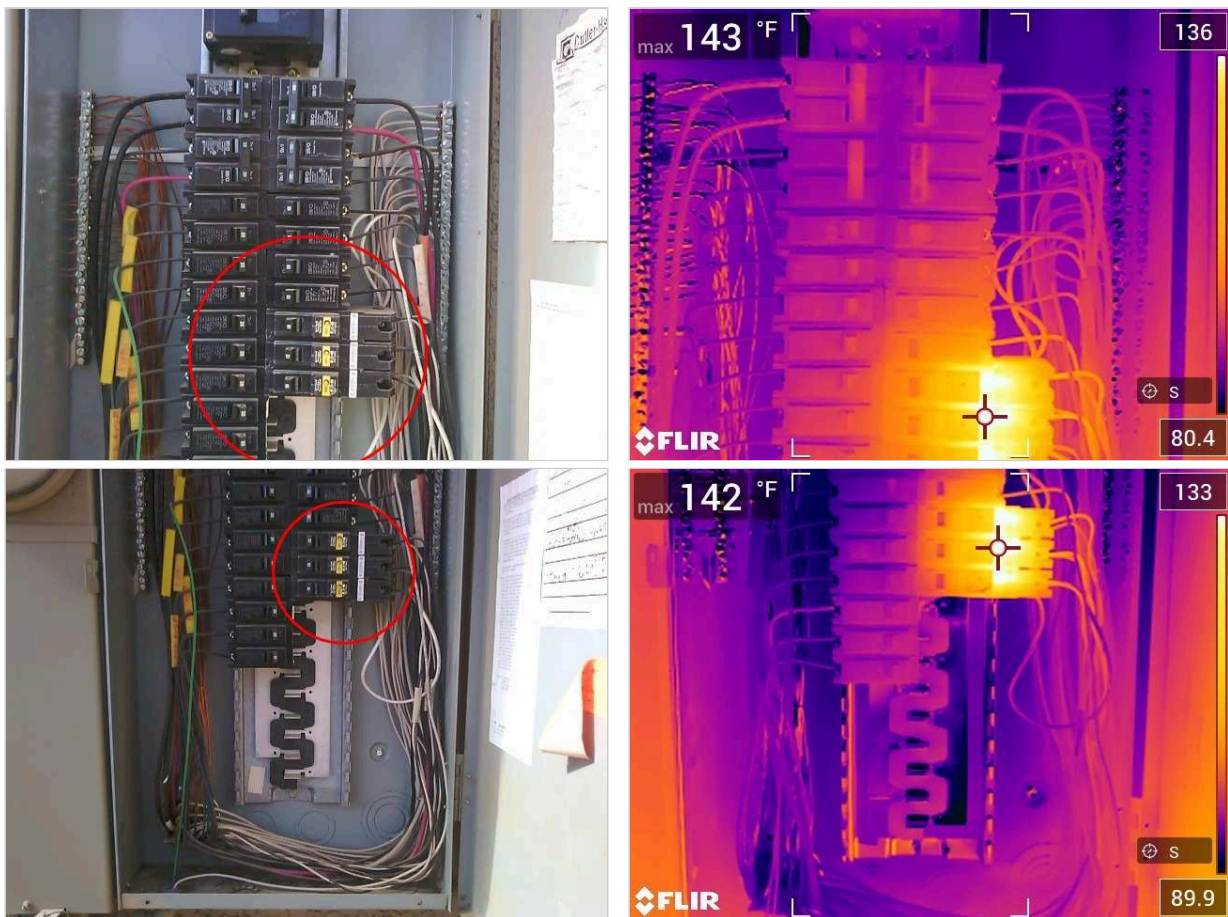
<http://www.epa.gov/air/urbanair/co/index.html>

<http://www.carbon-monoxide-poisoning.com>

## 5. Electrical Service - Panel Cover(s) Removed

### Maintenance

The electrical panel cover(s) are removed to provide access to the interior of the panel for inspection. An IR Thermal image of the panel indicates the arc fault breakers are approximately 143 degrees which is an indication of a potential issue and should be fully evaluated by licensed electrician.



## 6. Roof - Cover Material Condition

### Maintenance

The inspector found tile that were broken or cracked on the roof surface as well slipping tile. On the back porch there is debris that needs to be removed and allegatoring at the roof drains that need to be repaired. A licensed roofer can provide these repairs.



# Standard Full Home Inspection Summary Report



# Standard Full Home Inspection Summary Report



## 7. Roof - Drains/Splash Blocks

### Attention

There are roof drains at the home that are emptying next to the structure perimeter. Roof drains that empty along the foundation wall are the most common cause of water penetration and settlement around the foundation of a home. Erosion is occurring due to this. Directing runoff a minimum of 4-6' away from the perimeter of the foundation is needed. Using extended gutters, splash blocks or installing drain rock with rock swales to direct drainage away from the foundation to natural drainage away from the home is recommended.



## 8. Patios/Decking/Porches - Electrical Service

### Maintenance

The electrical receptacle on the porch has been taken partially apart and needs to be repaired by a qualified handyman or electrician.



# Standard Full Home Inspection Summary Report



## 9. Attached Garage - Safety Operation, Opener(s)

### Attention

The safety reverse feature of the garage door should raise the door when it encounters an obstacle while closing. The electric eye reverse was functional. When a person or pet crosses the eye the door reverses for safety. The pressure reverse was reversing the door, but was not reversing under light enough pressure to prevent damage to a car hood or other object in its way. A qualified garage door tech can determine if the door pressure can be further adjusted to provide the service desired from the door reverse mechanism.

## 10. Attached Garage - Door Seal

### Maintenance

The seal along the bottom of the garage door is damaged. Spray foam has incorrectly been applied to this area and needs to be removed and the seal replaced by a qualified garage door tech.

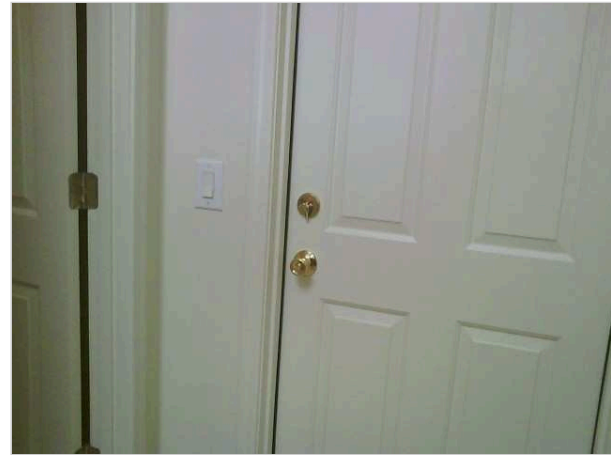


## 11. Attached Garage - Door(s), Garage - Building

### Maintenance

The passage door between the home and garage should self close and have a fume/weather seal installed to help prevent losing conditioned air from the home and maintain protection from car exhaust etc. The door seal is not functioning properly as noted in the IR Thermal image of heat passing from the garage into the home. Adjustment/repair is required for functional service. A qualified handyman or contractor can perform this maintenance.

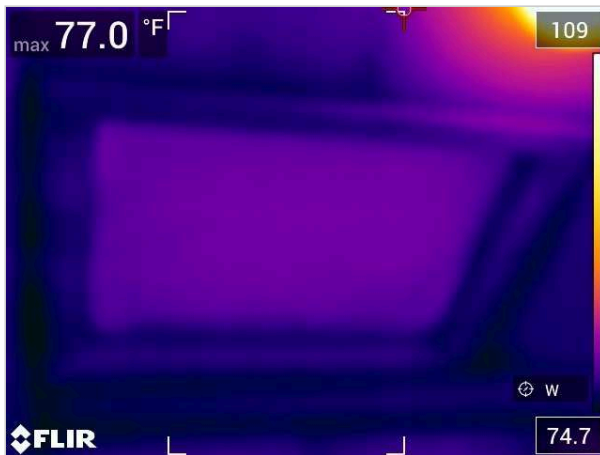
# Standard Full Home Inspection Summary Report



## 12. Attic - Access

### Attention

Access to the attic was satisfactory. The attic access cover however is not insulated which was determined with an IR Thermal image and confirmed in the attic. The cover needs to have a piece of fiberglass batt insulation installed and glued to the cover.



## 13. Structure - Smoke Detector(s)

### Attention

Smoke detectors are necessary in the home for fire safety. Older smoke detectors should be updated if verified 10 years or older prior to occupying the structure. Current standards require a smoke/fire detector on each level of the structure with at least one in each bedroom and adjacent to each sleeping area. Fire safety officials recommend replacing detectors, at minimum after 10 years of service. The use of or updating to photo electric smoke detectors and the installation of carbon monoxide detectors for additional safety is also recommended. Current standards for installation of CO detectors is outside each sleeping area in the home.

## 14. Laundry Area - Dryer Ventilation System

### Attention

The dryer vent may be blocked as evidenced by lint build up behind the washer and dryer at the time of inspection. The inspector recommends removing and cleaning the dryer vent piping at the time of move in. Excessive lint build up can be a potential fire hazard if not periodically cleaned out.

## 15. Central Heating and Cooling - Manufacturer Specifications

### Unknown



# Standard Full Home Inspection Summary Report

The inspector was not able to determine the capacity of the HVAC unit. The information tag has been non typically removed. A licensed HVAC tech can provide further information.



## 16. Central Heating and Cooling - Power Disconnect Location

### Attention

Disconnect panel(s) are located near the A/C coil(s) on the exterior of the home. Furnaces have fused disconnects/plug in disconnects at the air handlers. **Attention:** The disconnect panel(s) at the exterior coil(s) have pull out disconnect protection that are not fused. Typical installation practices are to install fused disconnects at the coil(s) (per the manufacturer of the A/C coil) and a breaker in the main panel. The fuses protect the A/C coil and the breaker in the main electrical panel protects the wiring to the disconnect panel. Minimum code in this jurisdiction may allow this however upgrading to a fused disconnect is recommended.

## 17. Living Room / Main Hall - Window(s)

### Maintenance

The living room window rollers are in need of service at this time to provide lasting service. A window tech can provide service/repair as needed.

## 18. Bathroom(s)/Washroom(s) - Shower Fixtures

### Attention

The diverter valve in the master and hall bathroom showers are not fully making the transition from tub to shower. Recommend these be cleaned or replaced as needed for functional service.

## 19. Bathroom(s)/Washroom(s) - Toilet(s)

### Maintenance

The master bathroom toilet is fully loose and the hall toilet rocking . These need to be properly secured to the floor/repared as needed by a licensed and qualified plumber.

Additionally the tank lid is broken and by its appearance had fallen off the tank and landed on the tub edge as the fiberglass tub is also damaged. The tank lid should be replaced and the tub repaired by a qualifed contractor.

# Standard Full Home Inspection Summary Report



## 20. Kitchen(s) - Kitchen Fixtures

### Maintenance

The cold water flow is substantially reduced from the hot at the kitchen sink. There is an in line filter installed which may be the issue and should be corrected by a qualified plumber.

## 21. Kitchen(s) - Dishwasher

### Attention

The dishwasher appears to be functioning properly. An on/off check of the dishwasher was performed to determine if it is operational and the unit was able to drain. A grind/squeak type noise was heard through its operation indicating service is recommended at this time. A qualified appliance tech can provide service/repair as needed.

## 22. Kitchen(s) - Oven Appearance/Condition

### Attention

The tip over bracket does not appear to be installed for the range. The bracket prevents the range from tipping forward if something heavy is set on an open oven door. This condition could result in accidental scalding under certain conditions of use. It is recommended that ant-tip bracket/s be installed per the manufacturers recommendations for personnel and child safety in the home.

## Site Concrete and Paving

### 1. Driveway(s)/Parking

Satisfactory

The driveway is functional. Some cracking is typical. Sealing cracks to prevent moisture intrusion is recommended to prevent them worsening. If cracking widens or erosion occurs a qualified contractor can provide recommendations for correction.

### 2. Steps

None

### 3. Walkways

Functional

## Structure Perimeter Exterior

### 1. Address Identification

Visible

### 2. Mail Box

Present

### 3. Retaining wall(s)

None

### 4. Foundation Material(s)

Concrete

### 5. Visible Cracks

Yes

There are small cracks visible in the foundation. Small cracks are commonly found on foundations due to the curing process of concrete as well settling of the slab and/or foundation. The inspector recommends sealing any cracks as normal preventative home maintenance. Moisture/insect entry can occur when left unattended. Monitoring cracks annually for widening as well insect inspection by a qualified pest inspector as part of a normal maintenance is further recommended.

### 6. Evidence of Movement

No

### 7. Proper Earth-Wood Clearance

Yes

No earth to wood contact is recommended. Wood destroying insects and moisture will damage wood and subsequently can cause further issue in the home structure. All wood should be fully separated from the earth or other surfaces.

### 8. Vegetation Clear from Structure

Yes

All vegetation is recommended to be trimmed at least 6-12 inches away from the structure to help prevent moisture retention, create a potential habitat for undesirable pests and to prevent roof surface damage.

### 9. Site Drainage

Noted

Exterior grading should be consistent and slope away from the structure toward natural drainage. Slopes should be 6 inches in the first 10 feet of distance away from the structures foundation with a 2% slope out to 10 feet on hardscape to ensure proper site drainage during heavy rain or other high water conditions. A qualified landscaper can provide drainage correction when necessary. No current drain issue is noted.

**10. Evidence of Erosion**

Noted

**11. Evidence of Insects**

Refer To Pest Expert

There is evidence of past treatment to the structure. There are patched holes around the structures foundation, slabs, walkways typical of an invasive treatment having been applied. The home inspector is not a certified pest inspector and recommends consulting with the seller on warranties that may still be in place. Further consultation with a certified pest inspector is also recommended.

**12. Evidence of Animal Infestation**

No

Rodent activity is common on the exterior of homes. No current evidence is noted. A licensed pest inspector can provide further information on rodents and signs of rodents for future identification and control.

**13. Watering System**

Maintenance

*The property is equipped with an automatic watering system which adds a positive aspect to the property. Testing the system is not within the scope of the inspection. The cover for the irrigation control box is damaged and inside it appears to have been full of water at some point. The water is currently shut off and should be further evaluated by a qualified irrigation professional.*

**Exterior Structure**

**1. Exterior Columns/Support structures**

Functional

The exterior columns, posts or other roof or structure supports are in functional condition.

**2. Eave/Soffit Areas**

Satisfactory

The eve or soffit where present around the roof was in satisfactory condition unless noted in other comments in this report. If a soffit is present this is the area under the overhang of the roof that has been enclosed as an architectural detail. This type enclosed area may have a condition not visible from a non invasive examination. Ventilation comments are noted in the attic section.

**3. Fascia Boards/Trim**

Satisfactory

The fascia where present around the roof was in satisfactory condition unless noted in other comments in this report. If a soffit is present this is the area under the overhang of the roof that has been enclosed as an architectural detail. This type enclosed area may have a condition not visible from a non invasive examination. Ventilation comments are noted in the attic section.

**4. Flat Surface Material(s)**

Stucco

The exterior wall surface has a stucco finish material installed. Some stucco finishes overlay a foam board providing insulative value to the wall on wood frame homes. Stucco is also be applied to masonry wall structures. Proper maintenance includes sealing cracks and maintaining the paint coating to help prevent moisture intrusion. Stucco is not like block and should not be perforated on wood frame structures unless proper sealing to maintain water tightness is installed as well.

**5. Siding Condition**

Maintenance

*Stucco damage has occurred at the back of the home around the exterior door as well poor stucco coverage in places on the parapets and the transition between the home and the roof is in poor condition A qualified stucco contractor make the needed repairs.*

**6. Weep Screed**



## Installed

The weep screed is a metal flashing along the bottom edge of stucco exterior finishes that has holes installed for air movement. The stucco surface material and well paint are permeable by moisture and the screed aides in keeping the surface material dry. The holes are to be left unblocked to maintain the screeds function. Any earth or other landscaping needs to be kept minimally 3"-6" below the screed. Contact will allow moisture to be held, the metal screed can rust out causing wall damage and insect entry is typical in these conditions.

## 7. Caulking Structure

### Satisfactory

Functional at this time. Touching up the structure caulking around the tops and sides of the window and door trim is often needed between paintings. The caulking keeps rain water from penetrating behind the siding material and causing premature deterioration.

## 8. Painted Surfaces

### Maintenance

*The paint on the exterior of the home was not installed properly. Parpet paint has not covered properly. A qualified painter needs to correct this.*

## 9. Double Pane Seals/Insulating Windows

### Satisfactory

The dual or multi pane insulating window seals were inspected and appeared to be in functional condition unless otherwise noted in this report. The visual inspection of the windows may not disclose seals that have lost their vacuum seal between the panes of glass. This type deficiency is sometimes only visible under certain climatic conditions. Other window comments are specific to areas of the home.

## 10. Window Glass

### Satisfactory

The window glass is functional unless otherwise noted in other comments in the various areas of the home. This is not a cosmetic inspection so paint mineral stains etc. are not considered functional issues.

## 11. Window Screens

### Satisfactory

All visible window screens installed appear to be in functional condition. The screen is not physically tested as this can cause damage. Screen material can be purchased and installed as needed at your local hardware store.

## 12. Security Lights

### No

## 13. Display Lights

### None

## Fence/Gates

### 1. Fences

#### Functional

Fences around the property are out of the scope of the inspection standard of practice however they are examined for any visual damage or safety concern. No immediate visible issue is noted. Trees and large scrubs in proximity of fences will cause movement and worse over time. Before planting anything near a fence consult a local nursery for impact that can be made on fences or other structure. Field fencing around larger properties are not walked and an issue not readily seen may be present.

### 2. Gates

#### Functional

Unlocked/unblocked gates at the home were tested and found functional at the time of the inspection. Field perimeter gates are not typically tested.

### 3. Locks/Latches

Functional

The gate latches able to be tested are functional.

## Utility Services

### 1. Electrical Services

Underground

### 2. Overhead Service Lines

N/A

### 3. Water Source

City

### 4. Water Meter Location

As Noted

Near the street at the front of the home

The water meter was checked prior to starting the inspection. The meter was not spinning excessively. Water meters that spin with all the water shut off can indicate a leak in the service line to the structure and/or the interior water piping. The meter will spin at varied rates based upon consumption at that time. Some movement can be expected when pools and irrigation equipment are installed. Regularly making sure dirt is clear from the inside of the box for access to the shut off valve is recommended as normal maintenance.

### 5. Water Shutoff

As Noted

There is a water shutoff provided at the front of the home as well at the water meter..

### 6. Sewer

City

The inspection of the home is not an invasive inspection. No tests other than flowing water through accessible drains in the home, are performed to verify the sewer connection or its condition in this home inspection. Information conveyed to the inspector from the MLS information available at the time of inspection indicated the home is hooked up to city sewage. The condition of older drain lines can vary greatly. An issue may not be able to be verified in this inspection. Plumbing/drain companies can run video scopes through main drain lines to provide a comprehensive overview of the drain lines health. The inspector suggests this type of testing be conducted. Other comments in this report will indicate if any current slow drains were noted.

### 7. Sewer Line Clean-out

Exterior

A visible clean out was noted around the homes exterior. Unlike modern plastic drain pipe older homes and lines may have been made of cast iron or even clay tile which deteriorate over time. Having the main line scoped by camera inspection should be considered. A qualified roofer or plumbing service can provide this. This inspection does not cover failure to sewer lines due to their inaccessibility for visual inspection.

### 8. Gas Service

Natural

### 9. Service Shut Off(s)

Meters and Appliances

Gas shut off valves are near the appliances that use gas and are examined for installation. Other notes may prevail in other sections of this report. Some of these valves are behind appliances such as the range and the dryer and are not always fully visible. These valves are not tested per the home inspection standard of practice. Further information on gas appliances and valving can be obtained from the local gas utility.

### 10. Gas Odors

None Noted

No gas odors were detected at the home during the home inspection.

**11. Carbon Monoxide**

Attention

*CO at Range:*

*An ambient reading for Carbon Monoxide was taken in representative areas of the structure during the inspection while the fossil fuel appliances were in operation. High accumulated levels of carbon monoxide represent a dangerous and unsafe condition that could kill or injure occupants.*

*The inspector found elevated levels of carbon monoxide coming from the kitchens oven while in use. The CO reading was over 30 ppm at the vent area directly above the range.*

*This is not an uncommon condition, ventilation over the range needs to be used while in operation. When range vents are not provided opening windows during long use is recommended. The installation of carbon monoxide detectors is further recommended.*

*Readings in the home were " 0 " indicating no other CO issues are currently present.*

*"9" ppm in an 8 hour period is the maximum EPA/ASHRAE guideline for residential buildings.*

*Carbon Monoxide detectors, equipped with battery back-up and a digital read out, on each level of the building and at sleeping areas are highly recommended to monitor CO accumulations in the home.*

*For more information on Carbon Monoxide (CO), see also:*

<http://www.epa.gov/air/urbanair/co/index.html>

<http://www.carbon-monoxide-poisoning.com>

**12. Vents/Exhaust**

Satisfactory

The exhaust vent piping for the gas appliances was inspected and found to be free of defects unless otherwise noted in the respective sections of the report. The vent piping should be inspected annually when the gas appliances are serviced.

**13. Telephone**

Underground

**14. Cable TV Service**

Dish

**Electrical Service**

**1. Panel/Sub-Panel Location(s)**

Exterior

The main panel is located on the exterior of the structure. Our observation of the electrical system is limited to the visible components, the service entrance cable, meter box, service panel, outlets, switches and the visible portion of the wiring. A large portion of the electrical system is hidden behind walls, ceilings and some floor spaces.

**2. Service Size (Amps)/(Volts)**

200 amps 240 volts

This is a 200 amp 240 volt rated panel. The inspector verifies the written information as described on information tags affixed to the inside of the electrical panel for amperage compatibility when present. A visual check of service entrance cable provides further physical verification. .

**3. Panel Cover**

Satisfactory

Electrical panel covers are providing the intended safety function.

#### 4. Panel Cover(s) Removed

Maintenance

*The electrical panel cover(s) are removed to provide access to the interior of the panel for inspection. An IR Thermal image of the panel indicates the arc fault breakers are approximately 143 degrees which is an indication of a potential issue and should be fully evaluated by licensed electrician.*

#### 5. Service to Panel

Copper

#### 6. Panel to Structure

Copper

The electrical panel face is removed and wiring inside is identified where visible. All visible wiring in the panel is copper wiring. No visible flaws were noted in the panel at this time.

#### 7. Wire Method

Shielded or Romex

From what the inspector could identify, the electrical wiring is 3 wire shielded cable. Further verification of this is noted in the grounding comments in this report. Older homes may have a cloth cover over the wire pairs vs modern plastic coating commonly referred to as Romex.

#### 8. Service Ground Verified

No

The inspector was not able to visually verify ground bonding system as these connections are covered within wall surface material and hidden from view in the walls of the home or attic spaces under insulation. Testing for ground continuity can change based upon ground moisture throughout the year. No conditions based upon normal circuit ground testing in the home indicated an issue at this time unless noted in other comments in this report. Any ground bonds that were visible were in functional condition unless otherwise noted in this report. For a technical verification a licensed electrician that can take meter readings as needed and provide further information.

#### 9. Over Current Devices

Breakers

Overload protection is provided by breakers that when overloaded are to trip to shut power off in this structure. The inspector does not test breakers as a part of a home inspection.

#### 10. Arc Fault Breakers (A.F.C.I.)

As Noted

An, Arc Fault Circuit Interrupter (AFCI), is a residential circuit breaker with an integrated processor which recognizes the unique current and/or voltage signatures associated with arcing faults, and acts to interrupt the circuit to reduce the likelihood of an electrical fire. Testing these devices is outside the scope of a home inspection unless the home is new construction and/or vacant. When tested based upon these criteria they are tripped by depressing the test feature on the breaker only and then reset.

#### 11. Breaker Configuration

Satisfactory

The visible wires appeared to be properly sized to the breaker over current ratings in the panel unless otherwise noted. Occasionally the inspector will find panels that not all the wire insulation is stripped far enough for full visibility. Breakers and wires may need to be removed for full verification. The inspection is to verify visible issue and is not technically exhaustive.

#### 12. Receptacle Ground Verify

Yes

The inspector has checked the accessible three-prong female 110 volt electrical outlets throughout the structure. The receptacles are correctly grounded unless noted in another section of this report which addresses individual or specific issues. NOTE! This is not a warranty and an undiscovered condition may exist.



## 13. G.F.C.I. Protection

Yes

Current electrical requirements require that Ground Fault Circuit Interrupters (GFCI) be located in areas where there is a higher potential danger of electrical shock (garage, bathroom, exterior and kitchen outlets). The inspector has verified this structure has GFCI outlets installed unless otherwise noted in this report. Requirements may vary based on age and location.

## 14. Outlets, Switches, Junction Boxes, Lighting

Functional

No issues were noted. The inspector was able to identify and report on the condition of those outlets, switches and junction boxes that were readily available and accessible at the time of the inspection. Occupied homes often have furniture and stored items covering electrical outlets, switches and junction boxes which limit their accessibility for inspection. Notes in other sections of the report may contain electrical issues not mentioned in this section.

## Plumbing

### 1. Size Service to Structure

Noted

The visible service pipe entering the home is 1". This is determined by examining the visible pipe, if any, where the pipe enters the structure. The pipe diameter can vary between the meter and the home and is visually inspected where possible however the pipe at the meter is typically buried.

### 2. Structure Pipe Material

Copper/Non Conductive

The fresh water piping system is made up of both copper and a non conductive PEX piping combination. Indication of this is seen in the attic as well, written verification in the main electrical panel.

### 3. Pressure Readings Interior/Exterior

As Noted

Water pressure was taken at an exterior hose bib and was approximately ( 60 ) lbs. A pressure regulator was noted on the water supply line. Water pressure should be in the range of 50-70 Lbs. and is acceptable between 40-80 Lbs. Under 30 Lbs. will not provide adequate service when more than one fixture is run at the same time. Excessive pressure, over 80 Lbs. can cause damage to piping, plumbing fixtures and water handling equipment in the home.

### 4. Exterior Water Flow

Functional

Exterior water flow was tested at hose bib(s) when available and unless otherwise noted in this report is functional at this time.

### 5. Water Pipe Insulation

Yes

Exposed piping is insulated on the homes exterior.

### 6. Interior Water Flow

Functional

Water flow was tested by operating one or more water fixtures at one time inside the home. The interior water flow operated at a functional level unless noted in other areas of this report.

### 7. Pipe Rumble Noise

No

### 8. Surge Bangs

No

### 9. Encrustations Evident

No

## 10. Waste Pipe Material

Plastic

ABS is used in drain-waste-vent pipe systems and sewer systems. PVC is also used to produce pipes such as for drain-waste-vent systems and for insulation on electrical cables. ABS piping has a higher impact strength than PVC, especially at lower temperatures. However, ABS can deform under sun exposure.

## 11. Evidence of Leaks

No

## 12. Soft Water System

None

## 13. Filter System

None

## Roof

### 1. Roof Type

Combination

The roof is pitched and has flat areas.

### 2. Roof Cover Material(s)

Combination

Concrete tiles are made of Portland cement, sand and water in varying proportions. The material is mixed and extruded on molds under high pressure. The exposed surface of a tile may be finished with cementitious material colored with synthetic oxide additives. The tiles are cured to reach the required strength. They generally have lugs on their undersides for anchoring to batten strips. There are additional waterlocks or interlocking ribs on the longitudinal edges that impede movement and prevent water infiltration.

Stick/Torch Down: A torch down or bitumen surface material is a rolled roofing material that is rolled out on the roof surface and heated with a special torch along the seam where the layers overlap. Once the material is properly heated the layers are pressed together and become a membrane surface cover over the roof sheathing. The material is clad with granular material much like asphalt shingles and no further surface coatings are required. Alternatively the bitumen material on many modern roofs is a sticky backed material that adheres to itself and the roof sheathing without using a special torch.

### 3. Roof Evaluated From

Walk Surface

The roof cover was evaluated by walking the surface of the roof. Tile roofs are inspected often from roof edge vs. the surface or from both due to conditions at the time of the inspection. Tile are fragile and should not be walked on unless the person is qualified to do so to prevent breakage of tile. Clay tile should never be walked on and the inspector does not walk on clay tile.

### 4. Cover

1 Layer

The tile roof has one layer of roofing material installed. The flat roof cannot be determined.

### 5. Ridges

Functional

The ridge shingles/tile/membrane appear to be in functional condition. Ridges are usually the first to show wear and often require replacement within the serviceable life of the roof. Annual inspection of ridge areas is recommended to identify any needed repair.

### 6. Valleys

Functional

The roof valleys appear to be installed in a professional manner. No visible damage or condition that will prevent their proper function is noted at this time unless noted in the roof conditions comment in this report.

**7. Cover Material Condition**

Maintenance

*The inspector found tile that were broken or cracked on the roof surface as well slipping tile. On the back porch there is debris that needs to be removed and allegatoring at the roof drains that need to be repaired. A licensed roofer can provide these repairs.*

**8. Soft Spots**

None Noted

**9. Vents/Chimneys/Covers**

Satisfactory

The vents, chimneys and covers on this structure are providing the intended service unless otherwise noted. Chimney comments typically are noted in that section of the report.

**10. Flashing/Caulking**

Functional

Flashing and caulking material around the vent covers and other protrusions should be inspected and touched up on an annual basis. Rain water leaking into the main structure from the roof is a common and avoidable condition of deteriorated flashing and caulking. The cost and time involved in upkeep is minimal as long as it is maintained on an annual basis. Caulking material can be purchased at a local home improvement center.

**11. Skylight(s)**

None

**12. Debris on Roof**

Noted

**13. Drains/Splash Blocks**

Attention

*There are roof drains at the home that are emptying next to the structure perimeter. Roof drains that empty along the foundation wall are the most common cause of water penetration and settlement around the foundation of a home. Erosion is occurring due to this. Directing runoff a minimum of 4-6' away from the perimeter of the foundation is needed. Using extended gutters, splash blocks or installing drain rock with rock swales to direct drainage away from the foundation to natural drainage away from the home is recommended.*

**14. Gutters/Down Spouts**

None

No gutter system is installed at the home. The inspector recommends gutter to divert water away from the building's foundation, slabs and walkways. Regardless of the type of foundation wall that is present, the possibility for moisture penetration still exists. Gutters are responsible for collecting all water runoff from around the roof, and downspouts should discharge water into proper drains or onto the ground surface directed away from the foundation. Keeping the gutters free from debris will help in providing this intended function. There is gutter screen material that can be installed over the gutter system to help keep debris out of the gutters. The screen material can be purchased at a local home improvement center. The screen helps keep leaves and other debris out of the gutter system to prevent clogging of the gutters, down spouts, and drain system.

**15. Indications of Leaking**

No

**16. Separate Certification Required**

As Noted

**Patios/Decking/Porches**

**1. Cover/Enclosure**

Functional

The porch/patio covers at the home appear to be functioning as designed. In climate weather can produce various changes in building materials. Regular maintenance to exposed surfaces is part of normal home maintenance.

**2. Foundation/Framing**

Satisfactory

No foundation or framing issue are noted at this time.

**3. Concrete Slab**

Satisfactory

The concrete slabs on the exterior of the home including exterior walkways, when present, appear to be in satisfactory condition unless noted in other sections of this report. Crack sealing is recommended when it occurs to prevent water intrusion which is part of a normal home maintenance program.

**4. Electrical Service**

Maintenance

*The electrical receptacle on the porch has been taken partially apart and needs to be repaired by a qualified handyman or electrician.*

**5. Weather Protected Outlet(s)**

Yes

All electrical outlets and switches on the exterior of the structure should be equipped with weather-protective covers.

**6. Natural Gas Service/Equipment**

None

**7. Lights**

Functional

Lighting tested was found functional unless noted in the electrical section of this report.

<b>Attached Garage</b>
------------------------

**1. Size**

Noted

The garage is a two bay garage.

**2. Garage Door(s)**

Functional

The door(s) tested in the garage area were functional at the time of inspection or as other wise noted.

**3. Automatic Opener(s)**

Functional

The garage door openers are providing functional service at this time.

**4. Springs/Mount**

Functional

The springs were aiding in lifting the door(s) and holding the door(s) up out of a vehicles path as designed. General lubrication and cleaning of rollers and tracks should be maintained. Spring adjustments should only be made by a qualified garage door tech.

**5. Safety Operation, Opener(s)**

Attention



*The safety reverse feature of the garage door should raise the door when it encounters an obstacle while closing. The electric eye reverse was functional. When a person or pet crosses the eye the door reverses for safety. The pressure reverse was reversing the door, but was not reversing under light enough pressure to prevent damage to a car hood or other object in its way. A qualified garage door tech can determine if the door pressure can be further adjusted to provide the service desired from the door reverse mechanism.*

**6. Door Seal**

Maintenance

*The seal along the bottom of the garage door is damaged. Spray foam has incorrectly been applied to this area and needs to be removed and the seal replaced by a qualified garage door tech.*

**7. Floor/Foundation**

Post Tension Slab

Slabs of this design are tensioned with internal cabling and are under constant stress or tension. This is by design and helps maintain structural integrity. Cutting or Drilling Post Tension Slabs is Prohibited. Contact a concrete professional qualified in post tension construction if modifications need to be made to the slab structure.

**8. Window(s)**

None

**9. Fire Wall/Ceiling Board**

Satisfactory

The common wall/ceiling between the garage and living area of the home appears to be providing the required firewall separation. Local building regulations may vary.

**10. Insulation**

N/A

Garages of this type and age are typically not insulated. Garage areas are not living spaces and do not require insulation. The addition of insulation in garage ceilings will aid in maintaining a more conditioned space in the hot/cold months of the year.

**11. Door(s), Garage - Building**

Maintenance

*The passage door between the home and garage should self close and have a fume/weather seal installed to help prevent losing conditioned air from the home and maintain protection from car exhaust etc. The door seal is not functioning properly as noted in the IR Thermal image of heat passing from the garage into the home. Adjustment/repair is required for functional service. A qualified handyman or contractor can perform this maintenance.*

**12. Heat**

No

Garage areas are not normally heated. The garage area is not considered a living area.

**13. Lighting**

Functional

Area lighting is functional unless otherwise noted in the electrical section of this report.

**14. Work Benches**

N/A

**15. Cabinets/Shelving**

N/A

**16. Evidence of Insects**

Refer to Pest Report

The inspector found no evidence of undesirable insect activity at the time of the inspection. The inspector is not a licensed nor trained pest inspector and recommends a qualified pest inspector provide a full evaluation of the structure.

## 17. Evidence of Rodents

No

Rodent activity is common on the exterior of homes. No interior evidence is noted. A licensed pest inspector can provide further information on rodents and signs of rodents for future identification and control.

## 18. Evidence of Moisture Penetration

No

A visual inspection of the exposed areas in the garage have revealed no evidence of current issues. Areas not exposed at the time of inspection due to coverage by cabinets or personal belongings are not able to be verified in a non invasive inspection. Minor moisture stains can occur on walls when wet items such as mops have been propped. Unless damage has occurred these areas are not further addressed.

## Attic

### 1. Access

Attention

*Access to the attic was satisfactory. The attic access cover however is not insulated which was determined with an IR Thermal image and confirmed in the attic. The cover needs to have a piece of fiberglass batt insulation installed and glued to the cover.*

### 2. Access Location/Type

Noted

The attic access location(s): Laundry

### 3. Attic Evaluated By

Entrance

The attic was inspected by entering the attic.

### 4. Inaccessible Areas

Yes

There are inaccessible structure cavities evident from the attic or the attic was not able to be fully inspected due to clearance issues. In these inaccessible areas due to reduced clearance, height or obstruction by structural members and/or mechanical apparatus an unobservable condition may exist that could not be seen by the inspector at the time of the inspection.

### 5. Roof Inspect from Underside

Partial

Obstructions from structural members, insulation etc. prevent some areas from full visual inspection.

### 6. Exposed Rafters/Sheathing

Partial

The exposed rafters and sheathing are in satisfactory condition in the visible areas. Many areas are not visible due to low clearance/obstruction, insulation and/or limited space.

### 7. Light Thru

No

The inspection of the attic space found no evidence of gaps in flashing or structure members that would allow rain water penetration into the attic. Light may pass through roof vents or mechanical apparatus which is considered normal unless otherwise noted.

### 8. Ventilation

Satisfactory

Attic areas should be vented with half of the ventilating area near the high point of the roof and the other half near the eaves. The recommended ventilation rate is one square foot of vent for every three hundred feet of attic space. Based upon original construction dating the ventilation may have been considered adequate. The addition of ventilation can make roofing material last longer as well increase the ability to cool the home in the summer months.

## 9. Framing condition

Functional

Visible roof framing was acceptable at time of inspection based on a visual review. This report does not include calculations for determining the adequacy of the design of the roof rafters/trusses.

## 10. Insulation

Loose Fill Cellulose

The blown in cellulose insulation appears to be installed to standards based upon the age of the home. No visible moisture barrier appears to be installed. The home inspection is not a code inspection. Additional insulation can help reduce heat loss during cold periods and reduce heat buildup inside the structure during warmer periods helping to reduce heating and cooling costs.

## 11. Duct Work Piping

Not Fully Visible

The duct work piping in this attic space is not visible due to little or no access to the areas in which it is run. Any visible areas were functional unless otherwise noted. Due to limited or no visibility a condition that is not able to be seen in a non invasive inspection may be present. A licensed and qualified heating/cooling technician can provide pressure testing of ducts if further information is desired.

## Structure

### 1. Approximate Year Built

Approximate Year Built 2008

### 2. Bedroom(s)

Bedroom(s) 3

### 3. Bathroom(s)

Bathroom(s) 2

### 4. Description

Wood Frame/Stucco

### 5. Roof Structure

Engineered Trusses

### 6. Ceiling Structure

Wood Framing

### 7. Floor Structure

Concrete Slab

### 8. Party or Lot Line Wall

No

### 9. Remodel/Modernization Evident

No

There is no visible indication of the buildings footprint having been changed. Interior remodeling may have occurred at some point in the past. This is not a warranty as some remodeling contractors are capable of constructing additions that correctly blend into a home exterior profile. The current home owner or the local records dept can provide further information.

### 10. Repairs Evident

No

Repairs of any significance are noted in the specific sections of the report they were found. Common crack repair as well drywall patching is not regarded non typical unless other evidence of issue is verified. These type repairs commonly occur at doors, windows, wall or ceiling corners. Other repairs often are from fixtures being moved from one location to another or cosmetic remodeling.

**11. Insulating Rating Evident**

No

**12. Insulation**

Not Visible in Walls

**13. Fire Sprinkler System**

None

**14. Smoke Detector(s)**

Attention

*Smoke detectors are necessary in the home for fire safety. Older smoke detectors should be updated if verified 10 years or older prior to occupying the structure. Current standards require a smoke/fire detector on each level of the structure with at least one in each bedroom and adjacent to each sleeping area. Fire safety officials recommend replacing detectors, at minimum after 10 years of service. The use of or updating to photo electric smoke detectors and the installation of carbon monoxide detectors for additional safety is also recommended. Current standards for installation of CO detectors is outside each sleeping area in the home.*

**15. Alarm/Security System**

No

**16. Asbestos Noted**

Not Tested For

No visible indication of asbestos bearing products are noted.

The scope of this inspection does not include an asbestos in materials screening inspection. Asbestos can not typically be identified in many products by a visual inspection. Asbestos had been utilized in various building products until approximately 1977.

For further information on asbestos in the home the inspector recommends visiting the EPA website at:

[www.epa.gov/asbestos/pubs/ashome.html](http://www.epa.gov/asbestos/pubs/ashome.html)

The scope of this inspection does not include an asbestos in materials sampling inspection. The only way to identify questionable material is by taking in a sample to a qualified lab for analysis.

**17. Lead**

Not Tested For

The scope of this inspection does not include a lead in materials sampling inspection. For further information regarding lead based paint testing, please contact a qualified lead testing company. Lead-based paint and lead contaminated dust are the most hazardous sources of lead for U.S. children. Lead-based paints were banned for use in housing in **1978**. All houses built before **1978** are likely to contain some lead-based paint. However, it is the deterioration of this paint that causes a problem. This information is from the CDC for further information we have provided their website: <https://www.cdc.gov/nceh/lead/tips.htm>

**18. Furniture/Storage**

Vacant

Stored items in occupied homes prevent a full visual inspection of those areas. The home inspector does not move personal items during the home inspection. An issue may be present that was not able to be seen in a non invasive inspection. When personal items are removed from the home a further visual inspection is recommended. This may also include windows, receptacles etc. that were blocked during the inspection.

**19. Interior Walls**

Textured Drywall

**20. Interior Ventilation Method**

Noted



The home has ventilation from windows/doors as well bathrooms, laundry and kitchen

## 21. Windows, Latches/Locks

As Noted

### Laundry Area

#### 1. Location

Utility Room

Located in a utility room adjacent to the kitchen.

#### 2. Ceiling/Walls/Doors

Satisfactory

#### 3. Window(s)

None

#### 4. Floor Condition

Satisfactory

Observable areas of the floor are satisfactory at the time of inspection. Whether wood or concrete slab floors, where floor covering, furniture or appliances are present, the floors are not visible. The home inspection is non invasive meaning floor covering is not removed to further examine the floor condition. Additionally stains or other imperfections in the floor covering are considered cosmetic in nature and is not addressed in the home inspection. A condition not readily visible to the inspector may be present where concealed from view.

#### 5. Lighting

Functional

Area lighting is functional unless otherwise noted in the electrical section of this report.

#### 6. Shelving/Storage

Satisfactory

The cabinets/shelving above the appliances were properly secured to the wall or supported by brackets. Cabinet doors if present appeared to be functional.

#### 7. Area Ventilation

Satisfactory

The laundry area vent is on/off functioned and was operating correctly.

#### 8. Washer Hookup(s)

Yes

The washer hookups are noted as being installed. The washer unit (If present) is not tested in the scope of this inspection, these are considered portable equipment. Washing machine hose bibs are not able to be tested in most cases. For further information on performance, or if equipment conveys with the property, the inspector recommends consulting the current owner.

#### 9. Dryer Electrical Service 240V

Yes

A 220v receptacle that is positioned behind a dryer unit at the time of inspection is not able to be tested. Appliances are not moved as part of the home inspection. If the plug was accessible it was tested and found to be functional. Further information on the receptacles function, if appliances are in the way, will have to occur once equipment has been removed.

#### 10. Gas Service

Yes

#### 11. Dryer Ventilation System

Attention

*The dryer vent may be blocked as evidenced by lint build up behind the washer and dryer at the time of inspection. The inspector recommends removing and cleaning the dryer vent piping at the time of move in. Excessive lint build up can be a potential fire hazard if not periodically cleaned out.*

## 12. Laundry Basin

None

## 13. Drain(s)

Not tested

The washing machine drain was not tested by the inspector. If a machine was present these are considered portable equipment and not operated in this inspection as this is out of the standard scope of a home inspection.

## Water Heater

### 1. Location(s)

As Noted

The water heater is located in the garage .

### 2. Type

Natural Gas

Water heater age in the home is: 2007

The life expectancy of a gas water heater is typically 8-10 years from the date of installation, although there are exceptions on both sides. Gas water heaters must have a continuous source of air and fuel. Items should not be stored against the water heater. Providing at least 2 feet of clearance around the water heater is recommended. Budgeting for replacement of water heaters that are over 8 years is recommended as failure could occur at any time due to their age.

### 3. Size Main/Aux (Gal)

Approximately 50 US Gallons

### 4. Installation

Functional

The water heater and its safety devices are in visibly functional condition at this time.

### 5. Evidence of Leaks

No

There were no visible leaks in the water heater. Inspecting the bottom of the water heater, water line connections and all seams periodically for evidence of moisture is recommended.

### 6. Safety Valve

Installed

There is an approved TPR temperature,pressure,relief valve. These valves are **not** deployed. If the valve were to be deployed it may leak and should only be operated if the valve is to be replaced. If the water heater were to develop excessive heat and pressure in the unit. The drain line attached directs scalding water to the exterior of the home, an approved pan or to the floor for safety. If drips are noted from the line it may be due to a defective TPR valve or a more serious issue with the unit. A qualified professional should be called to service the unit.

### 7. Discharge Pipe

Installed

There is an approved discharge tube connected to the temperature/ pressure relief valve. The tube is installed to direct scalding water that can be discharged from the TPR temperature,pressure,relief valve if the water heater were to develop excessive heat and pressure in the unit. These lines are required where TPR valves are installed. If drips are noted from the line it may be due to a defective TPR valve or a more serious issue with the unit. A qualified professional should be called to service the unit.

### 8. Safety Tie Down(s)

N/A

**9. Insulation Blanket**

None

**10. Insulation Rating(s)**

No Visible Rating

**11. Solar Auxiliary**

None

**Central Heating and Cooling**

**1. Unit Location(s)**

As Noted

The condensing coil is located on the exterior of the home. The air handler is located in the garage .

**2. Manufacturer Specifications**

Unknown

*The inspector was not able to determine the capacity of the HVAC unit. The information tag has been non typically removed. A licensed HVAC tech can provide further information.*

**3. Energy Source**

As Noted

The gas furnace(s) run on 120 volt power.

The A/C coil(s) run on 240 volt single phase power.

**4. Cooling System Type**

AC Split System

**5. Condensate Drain System**

Functional

The condensate drain line appears to be installed without visible flaws. Not all the line is fully visible in a non invasive home inspection. A/C systems are not able to be tested in the winter season. If the inspection occurred during the winter months the inspector recommends further verification of function at the beginning of the next cooling season when the system will be operated. Condensate lines can become blocked from debris around the line, in the line by insects etc. The inspector recommends verifying it's function periodically to prevent condensate backing up into the walls or the HVAC system.

**6. Heat Source/Type(s)/Info**

Gas Furnace

Conventional gas fired forced air furnace(s). These units contain a heat exchanger that have an average life expectancy of twenty to twenty-five years from the date of installation. However, there have been exceptions on both sides. When a heat exchanger develops a crack, small hole, or fails, carbon monoxide will leak into the heating air stream creating an unsafe condition. As a preventive safety measure, the inspector recommends having the furnace professionally serviced per the manufacturer's specifications and installing carbon monoxide detector(s) in the house.

**7. Power Disconnect Location**

Attention

*Disconnect panel(s) are located near the A/C coil(s) on the exterior of the home. Furnaces have fused disconnects/plug in disconnects at the air handlers. **Attention:** The disconnect panel(s) at the exterior coil(s) have pull out disconnect protection that are not fused. Typical installation practices are to install fused disconnects at the coil(s) (per the manufacturer of the A/C coil) and a breaker in the main panel. The fuses protect the A/C coil and the breaker in the main electrical panel protects the wiring to the disconnect panel. Minimum code in this jurisdiction may allow this however upgrading to a fused disconnect is recommended.*

**8. Automatic Safety Controls**

Satisfactory

Automatic controls appear to be functioning as designed. These are not technically evaluated in this inspection and no warranty is implied.

## 9. Appearance or Condition of Units

Functional

Overall appearance of the HVAC unit(s) at the home are satisfactory for the age and location of the unit(s). Some rusting and paint loss is considered normal on exterior A/C coils. This is considered a regular maintenance item and can be addressed by the home owner or an HVAC tech at the next regular service.

## 10. Operation Noise

Satisfactory

The heating/air equipment had no audible indication of issue at this time. The home inspection includes operation of both the heating and cooling systems unless seasonal or other conditions prevent this when both A/C and a furnace are present. The system is run as long as reasonable depending on these conditions at the time of the inspection. Annual service on HVAC systems is recommended.

## 11. Service Notes

Consult Seller

Refer to the current home owner for current service records. No visible service notes are present.

## 12. Supply and Return Duct Condition

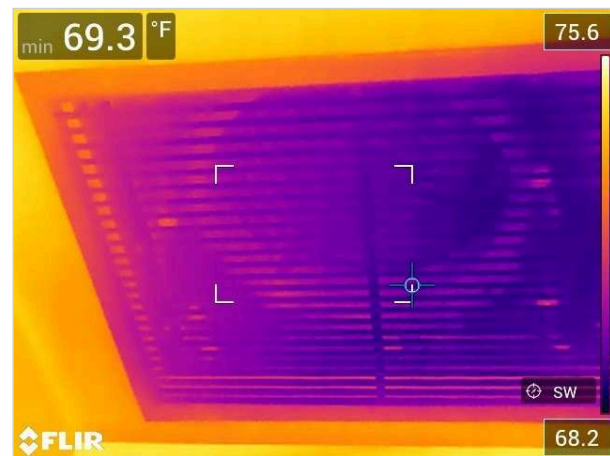
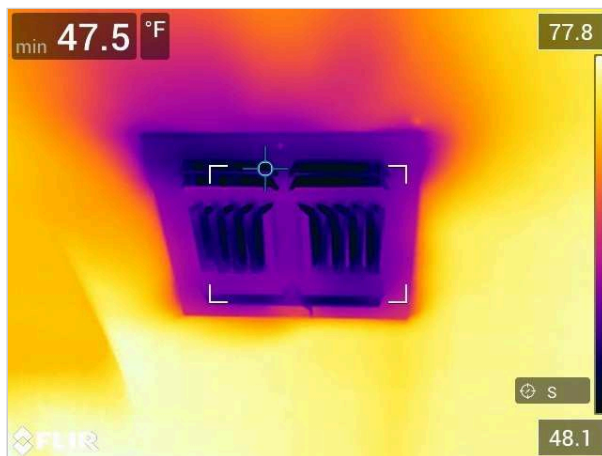
Functional

No immediate, visible condition is noted unless addressed in other comments in this report. Ducts are not fully visible in a non-invasive inspection. Ducting in attic spaces or across roof systems (when present) and where visible are examined for exterior defect. Ducts shared with evaporative coolers or in homes where humidifiers are installed are susceptible to moisture damage and debris build up and will require cleaning and service more often. Ducts should be cleaned per HVAC tech recommendations. HVAC systems should be serviced every one to two years.

## 13. Temperature Split(s)

Temperature Split(s) 69/47

Temperature splits refer to the ambient temperature taken in the home near the air return and the contrasting temperature coming from the registers in the home. This provides a differential value by subtracting the temperatures which indicates if the A/C system is operating within a normal conditioned air temperature range. The inspector is looking for a temperature value that is within 15-20 degrees. Based on that and other information obtained a recommendation is made in the "On/Off Check" comment below. This is designated by split temps with location information as necessary such as: (70-50)N This indicates 70 degrees ambient, 50 degrees(average) at registers in the north portion of the home if there are more than one system in the home otherwise in single system homes (70-50) would be the numbers used.



## 14. On/Off Check



**Satisfactory**

The heating and cooling systems were on/off tested and found to be operational under normal operating procedures. Further information on Carbon Monoxide (CO) readings in homes with possible sources are located in the utility section of this report if applicable. For occupant safety purchasing and installing CO detectors on each level of the home is recommended where applicable.

**15. Filter Condition**

**Functional**

The inspector recommends that filters be cleaned or changed on a monthly basis, or as is consistent with manufacturers specifications. Dust and dirt build up in the unit(s) and the ducts over time due to these conditions which puts excess strain on the blower motor and can cause premature mechanical failures as well as lower the efficiency of the unit(s). The filter(s) installed appear to have been changed as recommended.

**16. Thermostat Location(s)**

**Hallway**

**17. Thermostat Condition**

**Functional**

Thermostat(s) were functional when tested at the time of the inspection. Further comment may be noted in system function comments in this report.

**18. Energy Saving Unit**

**No**

**19. Non Conditioned Space**

**None**

All living spaces in the home receive conditioned air from the central HVAC system. Some spaces in homes may only receive conditioned air by migration from adjoining rooms however typical living spaces that need conditioning such as bedrooms, living rooms, kitchen, and bathrooms are conditioned unless otherwise noted in this report.

<b>Main Entry Door</b>
------------------------

**1. Correct Application**

**Yes**

**2. Door Fit**

**Satisfactory**

**3. Weather Strip**

**Functional**

Weather stripping around the perimeter of the exterior door(s) is designed to help prevent unwanted pests/ moisture entering the home and help cut down on utility bills. Weather strip on the entry door(s) is functional unless otherwise noted.

**4. Finish**

**Satisfactory**

**5. Dead Bolts**

**Installed**

A functional dead bolt is installed.

**6. Door Chime**

**Functional**

**7. Security/Caller Visibility**

**Yes**

# Home Inspection Details

(Italicized comments also appear in the summary report)

There is visibility from an adjacent room, a peephole, door glass or side door glass in which callers may be identified.

## 8. Storm/Screen/Doors

None

## 9. Lighting

Functional

Area lighting is functional unless otherwise noted in the electrical section of this report.

## Other Ext. Entry Doors

### 1. Location(s)

Noted

Exterior doors are at the living room .

### 2. Correct Application

Yes

### 3. Locks

Functional

### 4. Door Fit

Satisfactory

### 5. Finish

Satisfactory

### 6. Weather Stripping

Functional

Weather stripping around the perimeter of the exterior door(s) is designed to help prevent unwanted pests/ moisture entering the home and help cut down on utility bills. Weather strip on the entry door(s) is functional unless otherwise noted.

### 7. Storm/Screen Door(s)

Present

### 8. Sliding Door Glass/Safety

Functional

## Living Room / Main Hall

### 1. Interior Stairway(s)

N/A

### 2. Ceiling/Walls/Doors

Satisfactory

No visible issue of concern was noted unless specified in other comments in this report. Typical settlement or movement cracks in ceilings, walls, door or windows jambs are not uncommon for many structures. There were no visible issues found that would represent a condition that is in need of attention beyond normal patch or seal repair at this time.

### 3. Window(s)

Maintenance

*The living room window rollers are in need of service at this time to provide lasting service. A window tech can provide service/repair as needed.*

### 4. Floor

Satisfactory

Observable areas of the floor are satisfactory at the time of inspection. Whether wood or concrete slab floors, where floor covering, furniture or appliances are present, the floors are not visible. The home inspection is non invasive meaning floor covering is not removed to further examine the floor condition. Additionally stains or other imperfections in the floor covering are considered cosmetic in nature and is not addressed in the home inspection. A condition not readily visible to the inspector may be present where concealed from view.

## Bathroom(s)/Washroom(s)

### 1. Location(s)

Master/Hallway

Bathrooms are located in the master bedroom and hallway .

### 2. Ceiling/Walls/Doors

Functional

### 3. Floor Cover

Satisfactory

Observable areas of the floor are satisfactory at the time of inspection. Whether wood or concrete slab floors, where floor covering, furniture or appliances are present, the floors are not visible. The home inspection is non invasive meaning floor covering is not removed to further examine the floor condition. Additionally stains or other imperfections in the floor covering are considered cosmetic in nature and is not addressed in the home inspection. A condition not readily visible to the inspector may be present where concealed from view.

### 4. Basin(s)/Fixtures

Satisfactory

The fixtures flow water functionally. Aerators often need to be cleared over long periods of service.

### 5. Basin Drain

Functional

The bathroom basin drains functionally at normal water flow rates from the installed fixtures.

### 6. Medicine Cabinet/Vanity

Satisfactory

### 7. Shower Fixtures

Attention

*The diverter valve in the master and hall bathroom showers are not fully making the transition from tub to shower. Recommend these be cleaned or replaced as needed for functional service.*

### 8. Shower Head(s)

Functional

The shower head is flowing water functionally for taking a shower. Low flow restrictors are typically installed in shower heads for water conservation and flow can vary from manufacturer.

### 9. Shower/Tub Enclosure(s)

N/A

### 10. Water Resist Cover Wall Cover

Satisfactory

### 11. Caulking - Water Exposed Area

Satisfactory

The caulking along water exposed areas in the bathroom(s) appear to be providing adequate protection unless other wise noted. Periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are vertical corners, horizontal grout lines at walls near floor areas, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas specifically mentioned in this report. Silicone acrylic latex caulk is the product of choice, as it has long life and easy clean-up.

**12. Tub(s)**

Noted

**13. Tub Fixtures**

Functional

The bathtub fixtures are functional unless other wise noted or are a combined unit for the shower in which shower comments may be noted.

**14. Tub/Shower Drain(s)**

Functional

The bath tub/shower drains are draining at an acceptable rate unless noted in other comments in this report.

Drain need periodic attention to remove debris buildup for proper flow as part of normal home maintenance. Often differing use of a drain can loosen already present build up causing drains to slow making service necessary.

**15. Toilet(s)**

Maintenance

*The master bathroom toilet is fully loose and the hall toilet rocking . These need to be properly secured to the floor/repared as needed by a licensed and qualified plumber.*

*Additionally the tank lid is broken and by its appearance had fallen off the tank and landed on the tub edge as the fiberglass tub is also damaged. The tank lid should be replaced and the tub repaired by a qualifed contractor.*

**16. Ventilation**

Functional

The ventilation fans in bathrooms were tested and found to operate functionally at the time of the inspection.

Differing quality in fan construction make some fans much louder than others. Vibration can make the fans noisier yet, however this does not reflect poor function.

**17. Heat**

Register

Bathroom(s) are heated by the main central heating system unless otherwise noted in the HVAC section of this report.

**18. Window(s)**

Satisfactory

**Bedroom**

**1. Location(s)**

Split Floor Plan

**2. Entry Door(s)/Closet Door(s)**

Satisfactory

**3. Ceiling/Walls/Doors**

Satisfactory

No visible issue of concern was noted unless specified in other comments in this report. Typical settlement or movement cracks in ceilings, walls, door or windows jambs are not uncommon for many structures. There were no visible issues found that would represent a condition that is in need of attention beyond normal patch or seal repair at this time.

**4. Window(s)**

Satisfactory

Windows in bedrooms are functional unless noted in other comments in the report. Also some windows can be blocked by personal items or furniture and not readily accessible by the home inspector. All accessible windows are tested only.

**5. Floor**

Satisfactory



Observable areas of the floor are satisfactory at the time of inspection. Whether wood or concrete slab floors, where floor covering, furniture or appliances are present, the floors are not visible. The home inspection is non invasive meaning floor covering is not removed to further examine the floor condition. Additionally stains or other imperfections in the floor covering are considered cosmetic in nature and is not addressed in the home inspection. A condition not readily visible to the inspector may be present where concealed from view.

## Kitchen(s)

### 1. Ceiling/Walls/Doors

Satisfactory

### 2. Lighting

Functional

Area lighting is functional unless otherwise noted in the electrical section of this report.

### 3. Floor Cover Material

Satisfactory

Observable areas of the floor are satisfactory at the time of inspection. Whether wood or concrete slab floors, where floor covering, furniture or appliances are present, the floors are not visible. The home inspection is non invasive meaning floor covering is not removed to further examine the floor condition. Additionally stains or other imperfections in the floor covering are considered cosmetic in nature and is not addressed in the home inspection. A condition not readily visible to the inspector may be present where concealed from view.

### 4. Kitchen Windows

N/A

### 5. Counter Tops

Satisfactory

Counter tops are tight and held functionally in position. Surface defects are considered to be cosmetic and are not addressed in this inspection.

### 6. Woodwork Finishes

Satisfactory

The home inspection is not a cosmetic inspection. Cabinet finishes in the kitchen are functional with normal wear unless otherwise noted.

### 7. Drawers/Doors

Satisfactory

General operation is functional. Cosmetics are not part of the inspection unless otherwise noted.

### 8. Kitchen Fixtures

Maintenance

*The cold water flow is substantially reduced from the hot at the kitchen sink. There is an in line filter installed which may be the issue and should be corrected by a qualified plumber.*

### 9. Under Sink Inspection

Satisfactory

No visible issue under the sink is noted.

### 10. Drains Appear Clear

Yes

### 11. Garbage Disposal

Functional

The garbage disposal is on/off tested while running water down the drain. The unit appeared to function normally at the time of inspection. Varied level of garbage disposal type/quality also have varied levels of sound while in operation. This is a function test only and does not comment on the installed units level of quality. Garbage disposals have a serviceable life of approximately 10 years from the date of installation. For further information on the age of the installation the inspector recommends consulting the current owner.

## 12. Water For Refrigerator

Yes

There is a water connection in the area of the refrigerator. This connection is not physically tested unless there is a refrigerator in place and a dispenser on the front of the unit that was able to be functioned.

If a dispenser is present it functionally flowed water. Refrigerators are out of the scope of the home inspection and are only tested for water flow as noted.

## 13. Dishwasher

Attention

*The dishwasher appears to be functioning properly. An on/off check of the dishwasher was performed to determine if it is operational and the unit was able to drain. A grind/squeak type noise was heard through its operation indicating service is recommended at this time. A qualified appliance tech can provide service/repair as needed.*

## 14. Built-in Microwave Operational

Yes

The microwave oven was ON/OFF tested only. The unit appeared to function normally at the time of inspection. The inspector does not test for heating accuracy nor overall control functionality. If further information on the performance of this unit is needed the inspector recommends consulting the owners manual or an appliance tech.

## 15. Built-in Microwave Door Appearance

Satisfactory

The door closed properly and appeared to have an adequate seal.

## 16. Stove Exhaust Fan

Functional

The stove exhaust fan is functional when tested. Not all vent hoods vent to the exterior. If the vent hood does not vent to the exterior and gas appliances are present opening windows occasionally for proper ventilation in the home while the oven is on for long periods is recommended. Additionally as noted in other sections of the report carbon monoxide detectors are recommended for added protection.

## 17. Stove Exhaust Filter

Installed

The stove exhaust has a grease filter that should be cleaned periodically. Many designs will allow cleaning in a dishwasher. Refer to the manufacturers recommendations for options.

## 18. Stove/Cook Top

Type

The cook top in the home is gas.

## 19. Cook top, Burners/Elements

Functional

The range top was ON/OFF tested only. Each burner progressively heated once turned on until the inspector turned the burners off. The inspector does not test for heating accuracy nor feature functionality. If further information on the performance of this unit is needed the inspector recommends consulting the owners manual or an appliance tech.

## 20. Controls

Functional

**21. Oven**

Type

The oven in the home is gas.

**22. Oven Operational**

Yes

The oven was ON/OFF tested only. Each element or burner heated functionally once turned on until the inspector turned the elements off. The inspector does not test for heating accuracy nor option function. If further information on optional function is needed the inspector recommends consulting the owners manual. Gas ranges should always be operated with available ventilation in operation and the use of carbon monoxide detectors present.

**23. Oven Appearance/Condition**

Attention

*The tip over bracket does not appear to be installed for the range. The bracket prevents the range from tipping forward if something heavy is set on an open oven door. This condition could result in accidental scalding under certain conditions of use. It is recommended that ant-tip bracket/s be installed per the manufacturers recommendations for personnel and child safety in the home.*