



Inspection Report

Jon Doh

Property Address:
1234 Anywhere Drive
Unknown AZ 98765



Veteran Inspection Professionals LLC

Brian Coumont 56796
18440 W Oregon Avenue
Litchfield Park, AZ 85340

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Date: 12/29/2016	Time: 02:00 PM	Report ID: 122916BC2
Property: 1234 Anywhere Drive Unknown AZ 98765	Customer: Jon Doh	Real Estate Professional: Cherina Miller Essential Properties

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the State of Arizona for Home Inspectors. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Home inspectors are **not** required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property. Any comments in this report that comment on any of the non covered items should not be considered a complete inspection of said item but done as a courtesy to the buyer to better inform them of potential issues.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended **unless otherwise noted.**

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Building Status: Vacant With Little Or No Furnishings	Style of Home: Two Story Single Family Dwelling	Age Determination: By Agent
Attendees: Client and Client's Agent, at presentation	Age Of Home: 11 to 15 Years	Home Viewed From: Street
Direction of House: House Faces North	Weather: Clear	Outside Temperature: 60° - 70°
Soil Condition: Dry	Lot Topography: Nearly Flat	Standards of Practice: State of Arizona Standards of Professional Practice

1. Introductory Notes

During your final walk-through inspection you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your attorney, prior to closing.

Inspections done in accordance with these standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. These standards are applicable to buildings with four or less dwelling units and their garages or carports.

Items

1.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected



(1) Items in the Property Information Report may have been inadvertently left off the key Findings report. Clients and Agents should read the entire Inspection Report to get a complete understanding about the condition of the home.

(2) When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made

1.1 ENVIRONMENTAL

Comments: Not Inspected

(1) Mold may be present in visible or hidden areas of this structure. Molds have been present since the beginning of time. There are thousands of different types of mold. Some people do allege adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a structure that may lead to human health problems. Determination of mold in or on any given product that may be present in this structure can only be made with a laboratory test of suspected material or by air sampling. Such tests will not indicate if any person may have an adverse reaction to any mold that may be present. Testing for mold is not within the scope of this inspection.

Our clients are very important to us and we believe that the testing and interpretation of mold spore counts should be left to the true experts in the field, such as immunologists and toxicologists. We do not want to mislead our clients. No matter how profitable the service, we are simply not capable of rendering sound opinions based on the level of expertise derived from attending a short seminar. That is why we specifically disclaim these issues in our agreement and do not inspect for, or provide an opinion on the potential for, or the existence of mold or related damage in the home.

(2) SHOULD I TEST FOR MOLD?

The Environmental Protection Agency does not recommend testing as a first step to determine if you have a mold problem. Reliable air sampling for mold can be expensive and requires expertise and equipment that is not available to the general public. Property owners generally will need to pay a contractor to carry out such sampling, because insurance companies and public health agencies seldom provide this service. Mold

inspection and cleanup is usually considered a housekeeping task that is the responsibility of the owner or landlord, as are roof and plumbing repairs, house cleaning, and yard maintenance. Another reason the health department does not recommend testing for mold contamination is that there are few available standards for judging what is an acceptable quantity of mold for any of the thousands of species. In all locations, there is some level of airborne mold both indoors and outdoors. Because individual susceptibility varies so greatly, sampling is at best a general guide.

The simplest way to deal with a suspicion of mold contamination is, if you can see or smell mold, you likely have a problem and should take steps outlined below. Mold growth is likely to recur unless the source of moisture that is allowing mold to grow is removed and the contaminated area cleaned.

If you have concerns about mold and or other indoor air quality issues we recommend that you contact specialists in the field such as the Centers for Disease Control, the Environmental Protection Agency and other true experts. Be prepared to receive differing opinions from different experts.

For further information regarding mold and other indoor air contaminants we recommend that you visit the CDC website at: <http://www.cdc.gov> or the EPA at: <http://www.epa.gov/iaq/molds>

1.2 WALK THROUGH INFORMATION

Comments: Not Inspected



During your final walk-through inspection you will have the opportunity to check the home for a final time. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your attorney, prior to closing.

1.3 OVERALL BUILDING CONDITIONS

Comments: Not Inspected

1.4 PERMITS

Comments: Not Inspected

Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

1.5 PICTURES

Comments: Inspected

Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the key findings to find all of the

defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected;however probing is not required when probing could damage any finished surfaces. Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.



Post Tension Slab Stamp

Styles & Materials

Foundation Type and Material: Post Tension Slab	Wall Structure: Wood	Roof Structure: Engineered Wood Trusses
Ceiling Structure: Wood Trusses	Floor Structure: Concrete Slab Not Visible	Columns or Piers: Wood Columns Wood Columns With Stucco Cladding

Items

2.0 FOUNDATION / CONCRETE SLAB

Comments: Inspected

The entire concrete slab and or sub flooring is not visible. Some areas, such as the garage, exterior storage closets or a detached laundry rooms may be partially visible. Viewing the areas covered by flooring and any exposed or partially exposed areas, we have determined the concrete slab to be intact and functional.

2.1 ROOF STRUCTURE

Comments: Inspected

The photos show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any structural deficiencies on the day of the inspection.

2.2 WALLS (Structural)

Comments: Inspected

While the walls are covered on both the exterior and interior, no defects were observed during the inspection. Since the framing system is not visible to your inspector you should call your inspector immediately if any adverse cracking becomes apparent in the future.

2.3 COLUMNS

Comments: Inspected

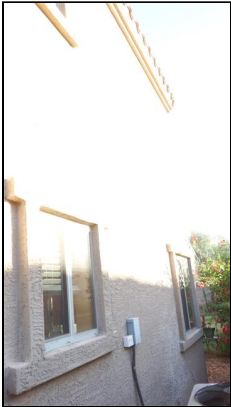
Appears intact and functional

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.



Styles & Materials

Driveway Surface: Concrete	Walkway Surface: Concrete	Patio Surface: Concrete
Window Material: Painted Aluminum Frame Double Pane	Cladding: Stucco	Soffit/Fascia: Wood
Trim: Stucco	Exterior Door Type: Wood Steel Sliding Glass	Fence: Concrete Block
Gate: Metal Wood		

Items

3.0 VEGETATION

Comments: Inspected

The vegetation at the time of the inspection was a prudent distance from the structure. Be sure to keep all vegetation away from the structure in order to help prevent moisture and or pest issues.

3.1 DRIVEWAY(S), PATIO(S), and WALKWAY(S)

Comments: Inspected

Except for typical hairline cracks, the driveway, walkways and patio(s) showed no visible signs of any deficiencies on the day of the inspection.


3.2 PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)

Comments: Inspected

The porch, patio and balcony (if applicable) structures showed no signs of any deficiencies at the time of inspection.


3.3 GRADING, DRAINAGE, and RETAINING WALL(S)

Comments: Inspected

 The grading and drainage at the property showed no signs of any deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between and the true final grading may be covered with landscape stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise due to inefficient drainage, consult a landscape contractor for grading / drainage corrections.

3.4 FENCES and GATES

Comments: Inspected

 Cap block(s) are loose and/or missing at one or more of the masonry block fence pilasters. Recommend repair by a qualified technician. This will be an ongoing maintenance issue for the homeowner and should be periodically checked for proper adhesion.



3.4

3.5 EAVES, SOFFITS and FASCIAS

Comments: Inspected



Weather damaged/deteriorated fascia boards observed at the south elevation. Some repair and/or replacement is needed. Consult a qualified contractor.



3.5

3.6 WALL CLADDING and TRIM

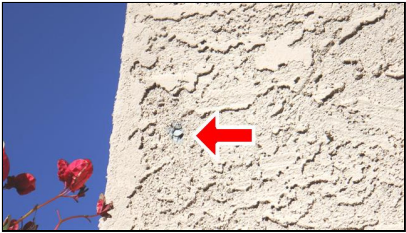
Comments: Inspected



(1) Holes were observed in the stucco cladding at one or more areas. All holes should be repaired/ sealed.



3.6 West Elevation



3.6 Southwest Upper Corner



(2) There is evidence of deterioration in horizontal areas of the stucco around windows and along other horizontal surfaces. This could allow moisture penetration behind the stucco and/or around the window(s). Recommend repair of all horizontal surface wear in the stucco.

A prudent preventive maintenance course would be to patch and seal all horizontal stucco surfaces with a flexible urethane patching material before the next exterior paint job.



3.6



3.6



(3) Damage noted at the stucco cladding on the north elevation of the garage face. Wire mesh is exposed. A qualified person should make repairs.



3.6



3.6

3.7 DOORS (Exterior)

Comments: Inspected



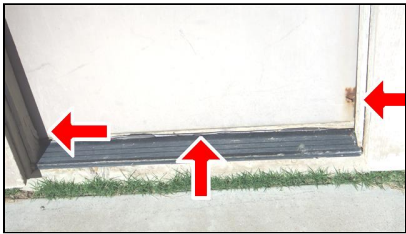
(1) The weatherstripping for the garage service door is in poor condition and is not effective. To conserve energy, the weatherstripping should be repaired or replaced.



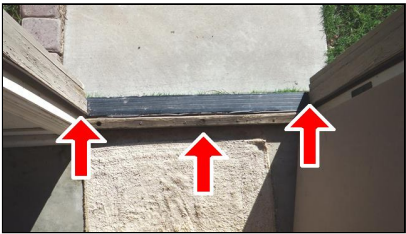
3.7



(2) The garage service door has one, or more, of the following conditions that require repair: Trim/door casing is loose and/or water damaged, Threshold is loose/water damaged, Door is delaminated/rusted, Locks not functional, Door does not close properly.



3.7



3.7

3.8 WINDOWS

Comments: Inspected

The exterior side of the windows showed no signs of any deficiencies on the day of the inspection.

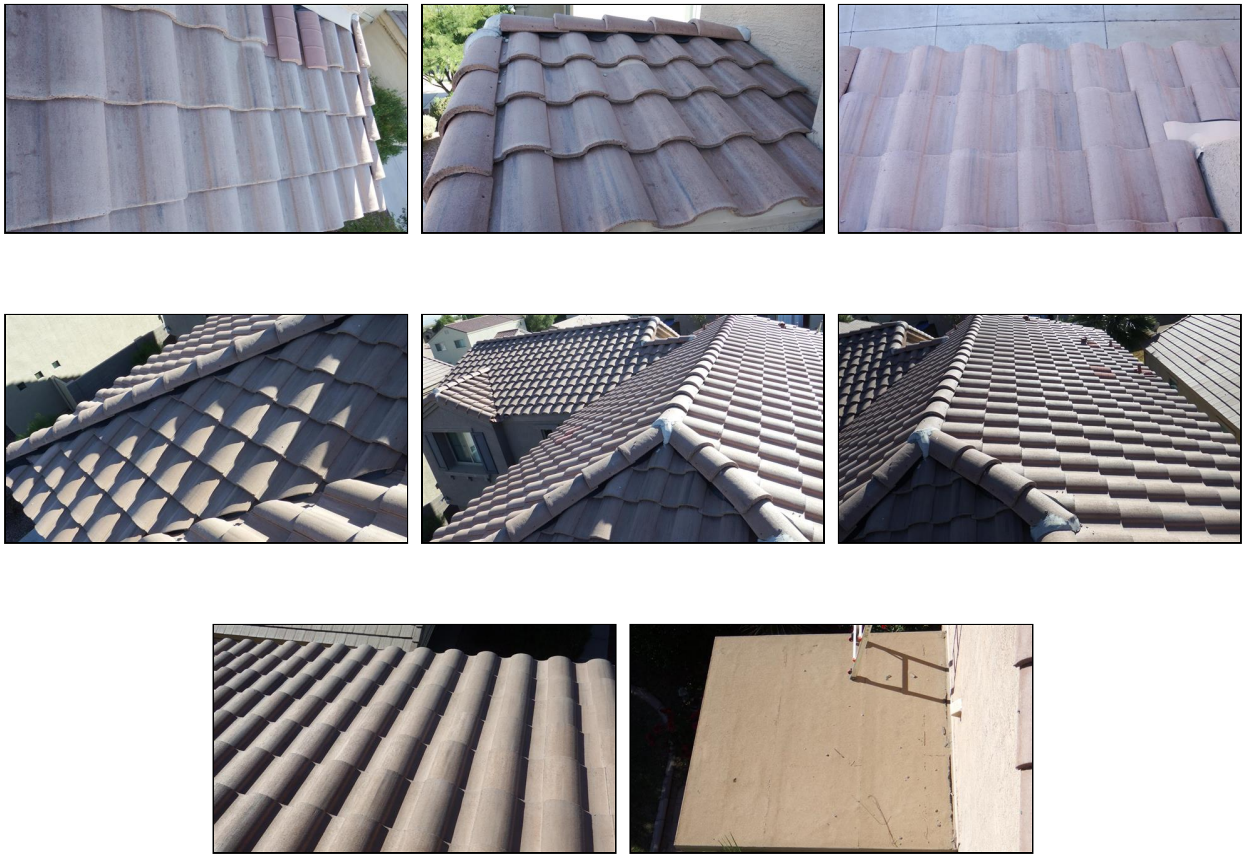
The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities Outbuildings other than garages and carports;

4. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.



Styles & Materials

Roof Inspection Method: Walked Roof	Primary Roof-Type: Gable Hip	Primary Roof Covering: Concrete Tile
Primary Roof Slope: Medium	Estimated Age Of Primary Roof: 11 To 15 Years	Flashing: Metal
Valley Flashing Material: Sheet Metal	Secondary Roof Covering: 90 lb. Mineral Faced Rolled Roofing	Secondary Roof-Type: Flat
Estimated Age of Secondary Roof: 1 to 5 Years		

Items


4.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

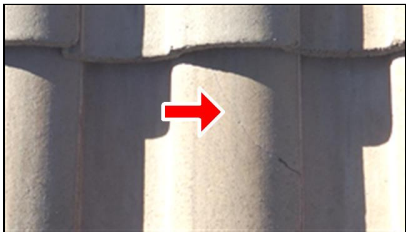
All roof systems require annual inspection and maintenance. Failure to perform routine roof maintenance may result in leaks and accelerated deterioration of the roof covering and flashings.

4.1 ROOF COVERINGS


Comments: Inspected



(1) There is at least one cracked tile at the central field of the roof. Because the felt underlayment is potentially exposed, repairs are advised/needed. A qualified roofing technician should review the roof covers and repair/replace tiles and/or underlayment as necessary.



4.1



(2) The torch-down roofing over the rear patio appears to have impact damage. Unable to determine if active leaks are present. A qualified roofing technician could repair.



4.1

4.2 FLASHINGS and PENETRATIONS

Comments: Inspected

All visible flashing materials showed no signs of any deficiencies on the day of the inspection.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

5. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

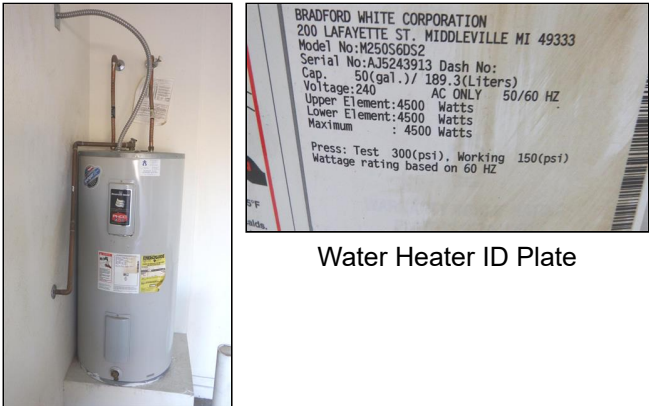
Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.



Water Meter

Main Plumbing Clean Outs

Main Water Shut Off Valve



Water Heater

Water Heater ID Plate

Styles & Materials

Water Source: Public	Waste Source: Public (to be verified by seller)	Main Water Shutoff Location: East Elevation
Water Supply Pressure: Over 80 psi- Recommend Pressure Regulator	Water Pressure Regulator: No	Exterior Water Supply Pipes: Copper Where Visible
Interior Water Supply: Copper Where Visible Cross linked polyethylene (Pex)	Waste/Drain/Vent Pipe Material: ABS Where Visible	Piping Support: Not Visible
Water Heater Capacity: 50 Gallon	Water Heater Power Source: Electricity	Water Heater Location(s): Garage
Water Heater Manufacturer: Bradford - White	Water Heater Age: 10 to 15 years	Main Sewer Cleanout Location: North Elevation

Items

5.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

(1) The water was run at all accessible plumbing fixtures for ten to fifteen minutes in order to determine if any deficiencies and or leaks could be discovered. We recommend that you do the same at your final walkthrough.

(2) We cannot identify the pipe material that is buried in the exterior yard. During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system.

Be aware that we will not operate:

- The main water supply shutoff (although we will report on its existence and location when accessible)
- The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation)
- The water heater tank supply or drain valves
- Any stop valves supplying water to plumbing fixtures
- The laundry supply shutoff valves.

Any valve that is not operated on a regular basis may fail; that is, start leaking or dripping, when tested.

This inspection does not include evaluation of public sewage systems. It does not include private waste disposal. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system.

(3) For a smoother flow of water with less splashing, all aerators should be cleaned periodically.

5.1 PLUMBING INSPECTION LIMITATIONS

Comments: Not Inspected

(1) Water softeners or water treatment systems are not within the inspection scope. As a courtesy, your inspector observed one or more of the following conditions. Unit unplugged and does not appear functional. Unit in By-Pass mode, out of service. Water softener is old leaking. We advise you to consult a qualified person regarding operation and maintenance of this appliance.

(2) during the inspection home inspectors can only report on visible conditions, several water supply and drain pipes are concealed and may have hidden defects. during the inspection we fill and drain all sinks, bathtubs and run the shower to help identify any leaks however this is not a technically exhaustive test.

5.2 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

No defects were observed concerning the main shut off valve during the inspection.

5.3 WATER SUPPLY PIPING and FLOW/PRESSURE

Comments: Inspected



System pressure (85psi), as measured by a gauge at an exterior hose bib, was excessive (above 80+). Excessive pressure can result in damage or failure to valves, seats and washers, and fixture supply lines. A qualified plumber could install an approved pressure regulator.



5.3

5.4 FIXTURES and FAUCETS

Comments: Inspected

The accessible fixtures and faucets showed no visible defects during the inspection.

5.5 DRAIN, WASTE and VENTS PIPING

Comments: Inspected

The drain / waste / vent piping as described in the Styles & Material section showed no defects during the inspection. NOTE: This statement applies to the visible areas only.

5.6 WATER HEATER(S) INSPECTION LIMITATIONS

Comments: Inspected

Water heaters are comprised of an outer shell over insulation and an inner vessel. While every attempt is made to inspect all components of the water heater, by sheer design, may conceal some defects. Home inspectors can only inspect what is visible and cannot be held liable for concealed defects.

5.7 WATER HEATING SYSTEM

Comments: Inspected

The design of electric water heaters does not lend itself to internal inspection. We cannot estimate its life expectancy. The water heater was functional at the time of the inspection.

5.8 BATHROOM FAUCETS / BASINS / DRAINS

Comments: Inspected



The utility tub in the garage drains slowly. This appears to be due to debris in the drain grate. Recommend removal of debris to verify drainage, if this does not alleviate the problem a qualified plumbing technician could repair.



5.8

5.9 TOILET(S)

Comments: Inspected

The toilets flushed and were not loose on the day of the inspection.

5.10 BATHTUB(S)

Comments: Inspected



(1) The master bathroom bathtub drain stop is incorrect, shaft too short, and does not function properly. This is the pop-up type that is easily replaced.



5.10



(2) There is a gap between the shower wall and the base of the tub spout in master bathroom and the upstairs guest bathroom. Water can enter the wall cavity and cause hidden damage. A qualified plumber should make required repairs.



5.10



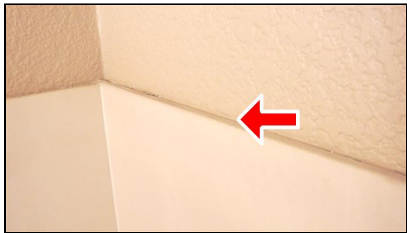
5.10

5.11 SHOWER WALLS and ENCLOSURE

Comments: Inspected



Caulking/Grout at the second floor guest bathroom shower enclosure is deteriorated, cracked, and/or missing. Missing or deteriorated caulking can promote water penetration into the adjoining structure. The old caulking should be removed and re-caulked. NOTE: Treat the area as needed before re-caulking to prevent mildew from occurring.



5.11

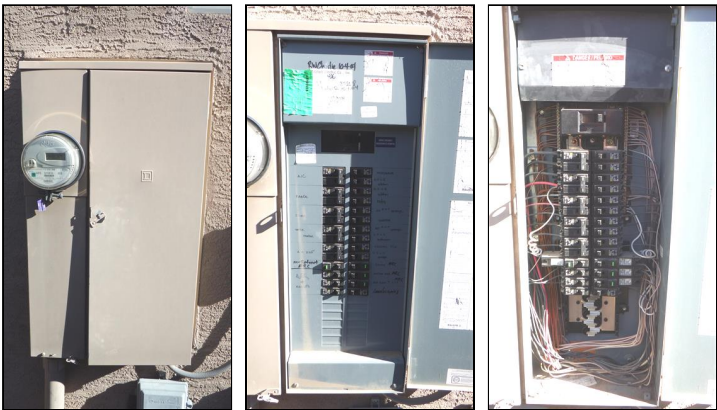
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

6. Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring.

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.



Styles & Materials

Electrical Service Conductors: Below Ground Service Buss Bar (Wire type not visible)	Service Ampacity and voltage: 120 / 240 volts 200 AMP Capacity by Main Shutoff	Circuit Protection Type: Circuit Breakers
Branch Wiring: Copper and Aluminum (multi-strand circuits only)	Wiring Type(s): Non Metallic Sheathed Cable (Romex) Conduit Where Visible	Main Panel Location: Exterior West Elevation
Main Disconnect Location: Inside the Main Distribution Panel	Grounding Type: Ufer (Foundation Reinforcing Steel) Water Supply Piping	Bonding: Water Supply Piping
GFCI Reset Locations: Bathroom Garage Kitchen	Arc Fault Protection Present: Yes Reset in Main Panel	

Items

6.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

(1) Testing the function of the main disconnect is not in the scope of this inspection. Determining if various electrical circuits will support the use of high load appliances (i.e. hair dryers, toasters, microwave ovens, space heaters, etc.) and testing the overcurrent protective protection to see if they 'trip', is beyond the scope of

this inspection. We typically test not less than one outlet per room. Wiring devices blocked by furniture or personal goods will not be tested.

We strongly recommend against plugging any freezer or refrigerator into any electrical receptacle that is protected by a GFCI receptacle or circuit breaker. GFCI breakers and receptacles are prone to "nuisance tripping." If this happens, the refrigerator or freezer will shut down, and perishables can spoil.

(2) We strongly recommend against plugging any freezer or refrigerator into any electrical receptacle that is protected by a GFCI receptacle or circuit breaker. GFCI breakers and receptacles are prone to "nuisance tripping." If this happens, the refrigerator or freezer will shut down, and perishables can spoil.

6.1 SERVICE ENTRANCE CONDUCTORS and EQUIPMENT

Comments: Inspected

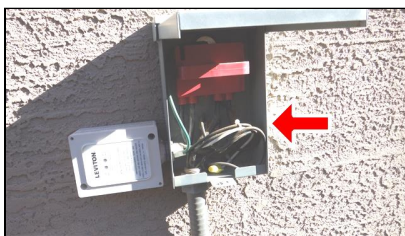
No visible defects were observed during the inspection when reviewing the electrical service entrance.

6.2 MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

Comments: Inspected



The protective "deadfront" cover is missing from the HVAC disconnect service panel. The cover is needed to help to prevent hazardous shocks. The cover should be replaced by a qualified electrician.



6.2

6.3 WIRING

Comments: Inspected

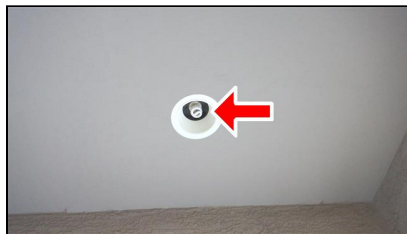
The branch circuits and their overcurrent devices showed no visible deficiencies and their ampacities and voltages were compatible.

6.4 EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Comments: Inspected



The exterior light fixture(s) at the main entry porch is not functional. The bulb(s) may be burned out. The bulbs in non-functioning lights should be tested and replaced if necessary, and the proper operation of the fixtures should be verified. Repair any non-functional fixture.



6.4

6.5 INTERIOR RECEPTACLES, SWITCHES, and FIXTURES**Comments:** Inspected

A representative number of receptacles, switches, and fixtures,(one per room) performed their intended function on the day of the inspection.

6.6 GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)**Comments:** Inspected

All master (controlling) GFCI receptacles performed their intended function on the day of the inspection.

6.7 GARAGE OUTLETS & LIGHTING**Comments:** Inspected

The garage lighting, fixtures, and outlets all performed their intended function on the day of the inspection.

6.8 BATH ELECTRICAL**Comments:** Inspected

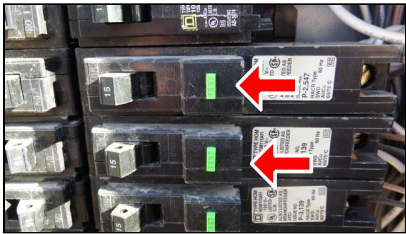
The bathroom outlets performed their intended function on the day of the inspection.

6.9 KITCHEN ELECTRICAL**Comments:** Inspected

The kitchen outlets were tested and performed their intended function on the day of the inspection.

6.10 AFCI CONDITIONS (ARC FAULT CIRCUIT INTERRUPTERS)**Comments:** Inspected

Multiple Arc Fault Circuit Interrupter breakers, labeled for bedrooms, did not trip when tested at the main service panel. Replacement of the defective breakers is advised.



6.10

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;

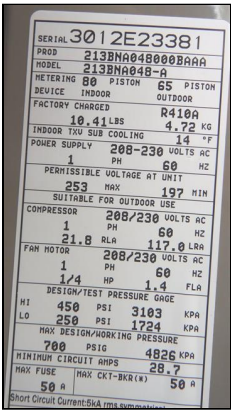
7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

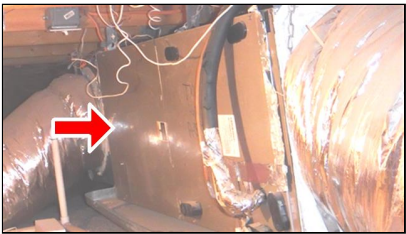
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating and cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.



Heat Pump



Heat Pump
Identification Plate



Attic Mounted Air Handler

Styles & Materials

Number of Heat Systems: One	Heat Type: Heat Pump (air to air)	Heat System Location: Attic
Heat Energy Source: Electric	Heat System Brand: Bryant	Heat Source in Each Room: Yes
Cooling source in each room: yes	Air Handler Age: 11-15 years	Air Handler Location: Attic
Number of AC Units: One	Cooling Equipment Type: Heat Pump (air to air)	Cooling Equipment Energy Source: Electric
Compressor/Heat Pump Location: West Elevation Exterior	Central Air Brand: Bryant	Condensing Unit Age: 11-15 years
Cooling Equipment Tonnage: Unit One Four Tons	Duct system: Insulated Flex Ducting Ridged Metal Duct	Filter Type: Disposable
Ceiling Fans Installed In Home: Yes	Exterior Ceiling Fans Present: Yes	

Items

7.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

7.1 HEATING and COOLING INSPECTION LIMITATIONS

Comments: Not Inspected



Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve.

7.2 DUCT SYSTEM LIMITATIONS/ HUMIDIFIER

Comments: Not Inspected

Some of the ductwork in the attic or interior wall cavities were inaccessible and was not inspected except to determine that air flow was present at the accessible registers.

7.3 HEATING SYSTEM(S)

Comments: Not Inspected

7.4 COOLING SYSTEM(S)

Comments: Inspected

The condensing unit located at the building exterior performed its intended function and showed no visible signs of distress on the day of the inspection.

7.5 A/C SPLITS (cooling)

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14° and 22° which indicates that the unit is cooling as intended. The supply air temperature on your system read 55°, and the return air temperature was 72°. This indicates the range in temperature drop is normal.



7.5



7.5

7.6 CEILING FANS

Comments: Not Inspected

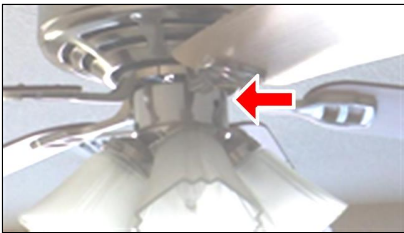
(1) Since ceiling fan mounting boxes are concealed in the ceiling, they are inaccessible and cannot be inspected. Proper mounting of ceiling fans require the use of specially-designed boxes which must be properly secured to the ceiling structure. Proper mounting is necessary to ensure that the fan does not fall. If you have any doubt about any ceiling fan installation, we recommend a thorough check by a technician familiar with the manufacturer's installation instructions.



(2) A ceiling fan is not functional in the north guest bedroom. A qualified technician could evaluate the fan and determine what corrective action is necessary.



7.6



7.6

7.7 DISTRIBUTION SYSTEM(S)

Comments: Inspected

All accessible and visible ducts, fans, supports, air filters, registers, and fan coil units were in acceptable condition and performing their intended function on the day of the inspection.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

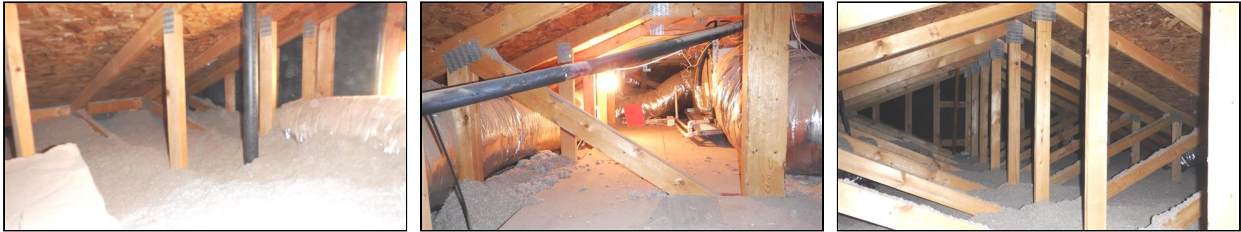
The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Non central air conditioners The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat and or cooling supply to the various rooms.

8. Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; The home inspector shall describe: Insulation and vapor retarders in unfinished spaces; and Absence of same in unfinished space at conditioned surfaces.

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Styles & Materials

Method Used to Observe Attic: Entered	Attic Access: Hatch	Attic Ventilation: Vents in Field of Roof Gable Vents
Attic Insulation: Blown Cellulose Approximately 6" Deep	Location of attic access: Master Bedroom Closet Hallway Upper Floor	

Items

8.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected



When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

8.1 ATTIC INSPECTION LIMITATIONS

Comments: Inspected

Please note that your inspector reviewed and walked the attic area to the best of his ability within common safety standards. All attics are restrictive and no attic can be completely walked or reviewed.

8.2 ATTIC ACCESS and GENERAL CONDITIONS

Comments: Inspected

The photos at the top of this section show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any deficiencies on the day of the inspection.

8.3 ATTIC MOISTURE and VENTILATION

Comments: Inspected

The attic ventilation was acceptable per local building standards, with no excessive moisture or condensation noted. Please note that almost all attic spaces benefit from increased ventilation.

8.4 ATTIC INSULATION

Comments: Inspected

The depth of the attic insulation meets or exceeds current standards where your Inspector measured it at several locations. Please note that within reason, most attics benefit from added insulation.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.



Styles & Materials

Garage Door Type:

One Automatic

Garage Type:

Attached

Garage Door Material:

Metal

Garage Walls:

Finished Walls

Garage Ceilings:

Finished Ceilings

Garage Flooring:

Concrete

Items


9.0 GARAGE INSPECTION LIMITATIONS

Comments: Inspected


Inspection of this area was limited to the surface coverings. The construction materials and manner of installation are inaccessible and concealed from view.

9.1 GARAGE DOOR(S) and OPENER(S)

Comments: Inspected



(1) The garage vehicle door is dented and slightly damaged. The door was operated multiple times and no impediment to the doors operation was observed. This is a cosmetic condition that can be corrected by a qualified garage door technician.



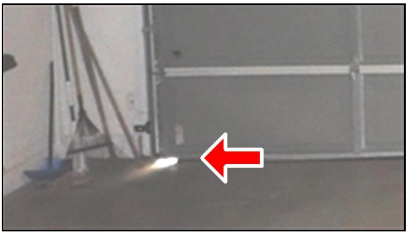
9.1



(2) The weatherstripping at the base of the garage door is insufficient. The weatherstripping should be repaired/replaced.



9.1



9.1



(3) Portions of the trim are separating from the garage doorframe.
Loose and/or missing trim should be repaired or replaced.



9.1

9.2 FIRE WALL and PASSAGE DOOR

Comments: Inspected



There is a Pet door installed in the fire door. This is a safety defect and could cause a fire to spread quickly through the door and into the home. I recommend closing off and sealing the pet door or replacing the fire door.



9.2

9.3 GARAGE WALLS and CEILINGS

Comments: Inspected

The garage walls and ceilings were intact and functional where they could be viewed. Typical cosmetic cracks / wear and tear for age of home.

9.4 GARAGE FLOOR

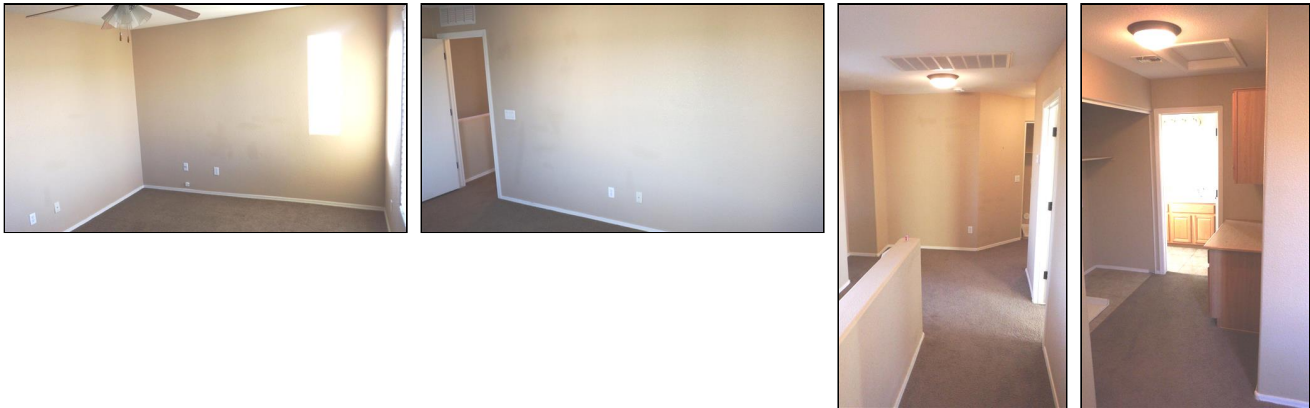
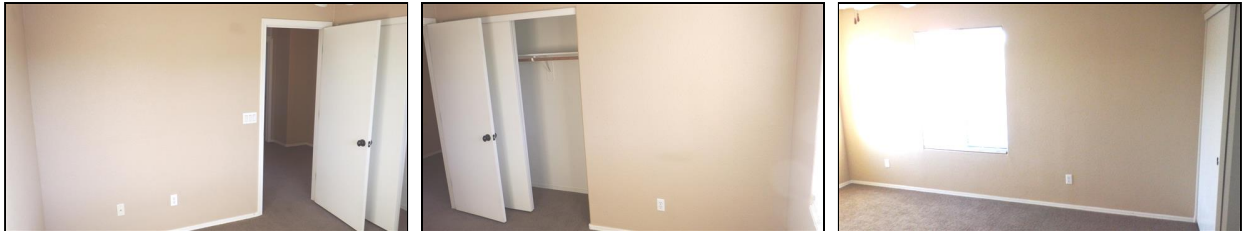
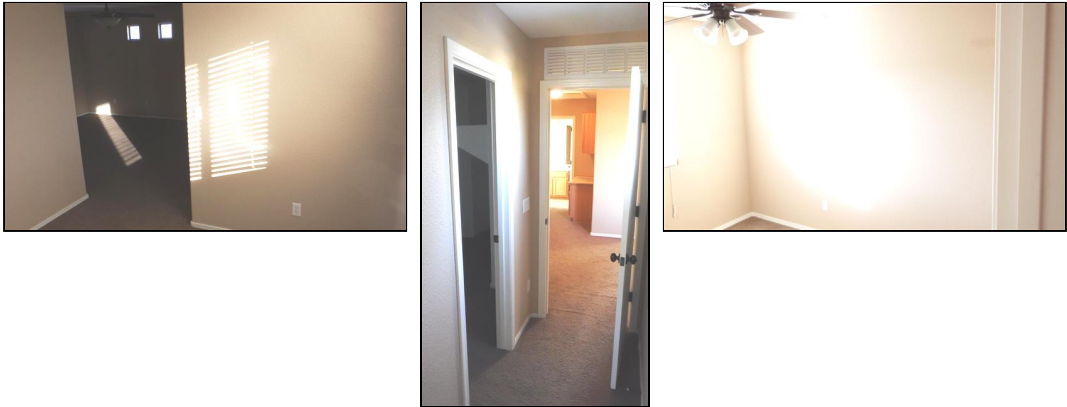
Comments: Inspected

The garage floor (where visible) was intact and functional. No major defects were visible at time of inspection.

10. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.





Styles & Materials

Ceiling Materials: Sheetrock/Drywall/Gypsum Board	Wall Material: Sheetrock/Drywall/Gypsum Board	Window Type/Design: Sliding Single-hung Fixed
Interior Door Type: Wood Hollow Core	Smoke Detectors Present: Yes	Steps: Carpet
Stairway Railings: Handrail-Yes Wood	Floor Covering(s): Ceramic/Clay Tile Carpet	

Items

10.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

Interior inspection includes the readily accessible portions of the walls, ceilings, floors, doors, windows, cabinetry, countertops, steps, stairways, balconies, railings and presence or absence of smoke alarms. Not included in the scope of inspection are cosmetic conditions of floor and wall covering, window blinds, or determination of failed seals in insulated windows and doors.

Inspection of fireplaces (if installed) includes: Chimney exterior, spark arrestor, firebox, damper and hearth extension. Inspection of chimney interiors requires specialized equipment and is beyond the scope of this inspection.

10.1 LIMITATIONS to the INTERIOR INSPECTION

Comments: Inspected

An Overview Of Windows; Because it is impossible during the relatively brief time of your building inspection to discover all possible or potential faults with all of the windows, we have prepared this information for the express purpose of enhancing the knowledge and refining the expectations of our Inspection clients. Our intent is to give you an overview of the current condition of the windows, which may indicate a need for general repairs, not a detailed listing of deficiencies.

10.2 GENERAL COMMENTS ABOUT THE INTERIOR

Comments: Inspected

The interior wall, floor, and ceiling surfaces are generally in adequate condition, taking into consideration normal wear and tear.

10.3 CEILINGS and WALLS

Comments: Inspected

Minor cracks are evident in the walls and/or ceilings. This is a common condition with this type of construction and, in this case, does not indicate any structural concerns.
The cracks can be repaired or painted during routine maintenance.


10.4 FLOORS

Comments: Inspected

The flooring components were in acceptable condition on the day of the inspection. House cleaning is not a part of this evaluation.

10.5 WINDOWS

Comments: Inspected



(1) Condensation staining, or droplets, is present between the panes of one or more insulated glass windows in the living room. This suggests a failure of the factory seal between the twin pieces of glass. There are some companies that can repair windows with moisture between panes without replacing the window. "Fogged" windows can still perform their function for ventilation and light admittance, but can become so opaque that visibility is impaired. We did NOT attempt to list every fogged window. Have a qualified glass contractor check ALL windows and determine if the breach can be fixed or if the window needs to be replaced. Any insulated glass units which display symptoms of breached seals should be repaired or replaced as desired.



10.5



10.5



(2) One or more dual pane window seals have migrated into the window glazing. While no moisture was observed between the window panes this is still an indication of a failed seal(s) and should be evaluated for repair/replacement by a qualified person.



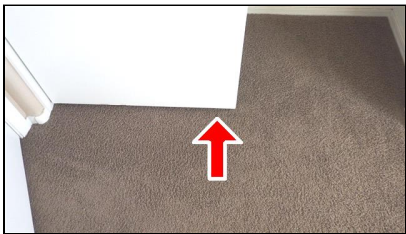
10.5

10.6 DOORS AND CLOSETS

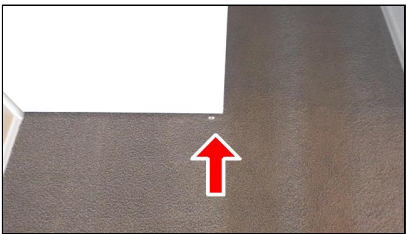
Comments: Inspected



The lower guides to the bypass closet doors in the guest bedrooms are missing and/or damaged. The guides should be replaced/installed.



10.6



10.6

10.7 SMOKE & CO DETECTOR(S)

Comments: Inspected



(1) We recommend you replace all smoke detectors upon taking possession of your home. This is due to the fact that they can be damaged due to many reasons, and replacement assures you of being as safe as possible.

(2) The smoke detector(s) were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with simulated smoke upon occupying the building.

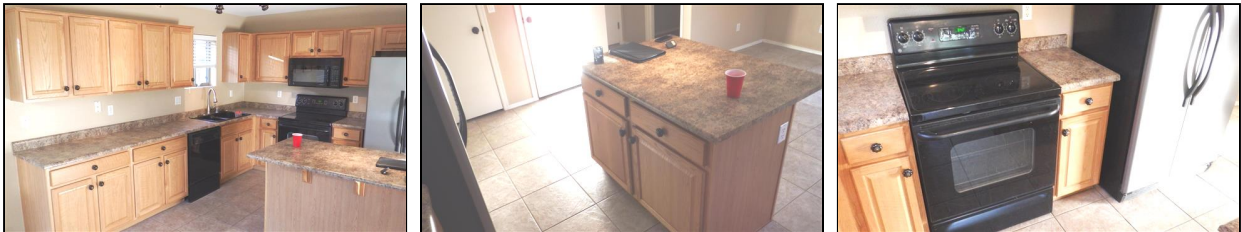
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, household appliances, recreational facilities or another dwelling unit.

11. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.



Styles & Materials

Sink: 2 Bowls Stamped Steel with a Porcelain Finish	Garbage Disposall: Yes	Countertop: Laminate
Cabinetry: Wood	Microwave: Microwave Installed	Dishwasher Installed: Yes
High Loop/Air Gap Installed: Yes	Exhaust/Range Hood: Exhaust Fan Built into the Microwave that Re-circulates Through a Filter	Cooking Fuel: Electric
Range/Oven: Electric	Range Anti-Tip Device: Yes	

Items

11.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

- (1) Your appliances in the kitchen were viewed to simply see if they are functional at the time of the inspection. Your inspector cannot determine if the oven, microwave, and dishwasher perform as you would like them to. These items are not within the scope of an Arizona licensed inspection.
- (2) Water filtration systems (if installed) are checked for water flow and leakage only. Testing for water quality is beyond the scope of this inspection.
- (3) Confirming the accuracy and function of clocks, timers, temperature controls and the self-cleaning function of ovens is beyond the scope of this inspection.
- (4) Some local utility providers and private contractors offer annual service contracts covering gas or electric appliances or may be provided by a Home Warrantee. Consult with the utility provider and/or contractor regarding cost, scope of coverage and the availability of such programs.

11.1 KITCHEN INSPECTION LIMITATIONS

Comments: Not Inspected

The refrigerator and related equipment were not evaluated and is specifically excluded from this report.

11.2 SINK(S) and GROUT/CAULKING

Comments: Inspected



Caulking at the kitchen sink perimeter is deteriorated and/or missing. This could allow water to enter into the cabinet below and cause further damage. A qualified technician should remove the old caulking and re-caulk as needed.



11.2

11.3 COUNTERTOP and CABINETRY

Comments: Inspected

The countertop exhibits typical wear and tear normal for this heavily-used component. The flaws are cosmetic in nature. No remedial action is indicated.

11.4 RANGE(S), OVEN(S), and COOKTOP(S)

Comments: Inspected

The burners and oven elements operated normally at time of inspection.

11.5 GARBAGE DISPOSAL(S)

Comments: Inspected

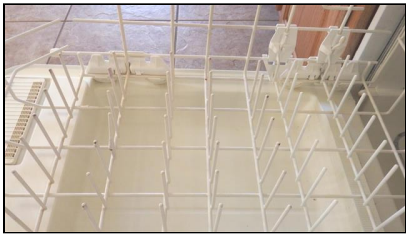
The disposal(s) was operated and was functional at time of inspection.

11.6 DISHWASHER(S)

Comments: Inspected



One or more of the racks inside the dishwasher is corroded. Replace the corroded rack.



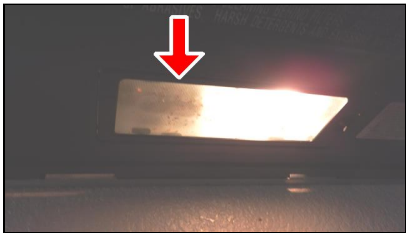
11.6

11.7 BUILT-IN MICROWAVE

Comments: Inspected



It appears that one of the built-in cooktop light bulbs in the microwave does not illuminate. Replace the bulb to determine if the switch is defective.



11.7

11.8 RANGE HOOD/EXHAUST

Comments: Inspected

The kitchen cooking vent system performed its intended function on the day of the inspection.

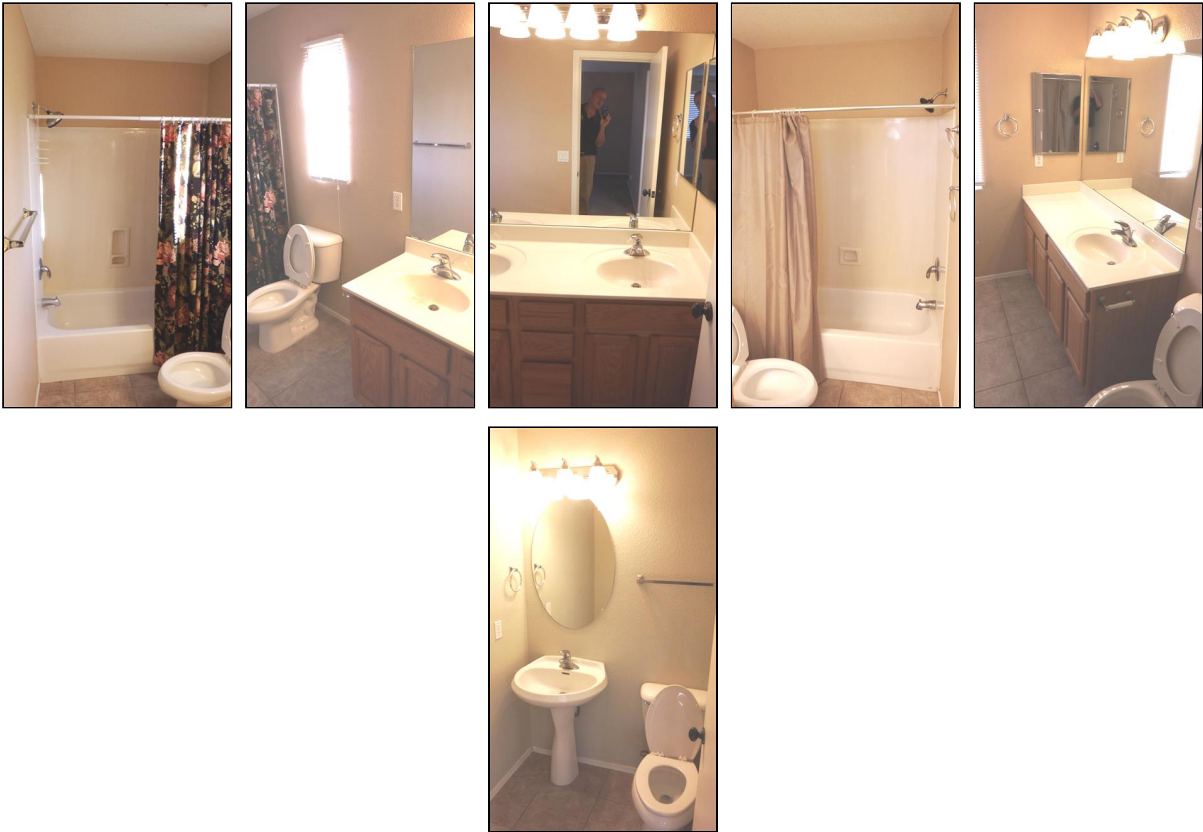
11.9 REFRIGERATOR

Comments: Not Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.



Styles & Materials

Number of Bathrooms: Three	Countertop Material: Solid Surface Material	Tub: Fiberglass/Acrylic/Plastic
Bathroom Ventilation: Exhaust Fan Window	Shower Wall Material: Cultured Marble Panels	Wash Basins: Solid Surface Material
Flooring: Ceramic Tile		

Items

12.0 COUNTERTOP and CABINETRY

Comments: Inspected

The counter tops and cabinets were in acceptable condition on the day of the inspection.

12.1 FLOOR and WALLS

Comments: Inspected

The bathroom flooring was in acceptable condition on the day of the inspection.

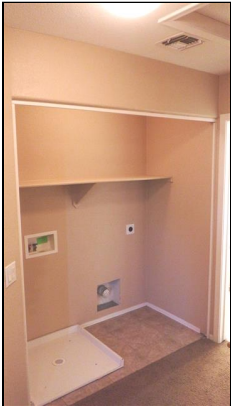
12.2 BATHROOM VENTILATION

Comments: Inspected

The bathroom vents are functional and vent to the building exterior.

13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.




Styles & Materials


Dryer Power Source: 220 Electric	Clothes Dryer Vent: Vents to Exterior	Visible Clothes Dryer Vent Material: Smooth Wall Metal
Washing Machine Water Shut Off Valve: Present	Laundry Ventilation: Fan	

Items

13.0 IMPORTANT CLIENT INFORMATION

Comments: Not Inspected

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(1) The clothes washer drain was not tested because it was inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor.
Have the owner demonstrate the function of the drain if there is any question.
- 

(2) We did not test the clothes washer hot and cold water faucets because they were inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor. Have the owner demonstrate the function of the faucets if there is any question.

13.1 CLOTHES WASHER and DRYER HOOK-UPS

Comments: Inspected

The plumbing connections for the washing machine were not leaking on the day of the inspection. NOTE: We do not turn any shutoff valves or angle stops. These valves should be lubricated annually to prevent "freezing".

13.2 CLOTHES WASHER

Comments: Not Inspected

13.3 CLOTHES DRYER

Comments: Not Inspected

13.4 LAUNDRY AREA VENTILATION

Comments: Inspected

The laundry room vent fan is operational and vents to the building exterior.

13.5 DRYER VENT

Comments: Inspected

The dryer vent line piping is plumbed to the exterior.

13.6 Cabinets and countertops

Comments: Inspected

intact and functional

14. Lawn Sprinklers

Items

14.0 LIMITATIONS ABOUT LANDSCAPE IRRIGATION INSPECTION

Comments: Not Inspected



(1) Although inspection of the homes landscape irrigation system(s) if any is not within the inspection scope please note: Operate the system during your final walkthrough and anticipate that repairs and replacement of some or all of the components will be needed. This should be expected with any home that has remained vacant for even a short period of time.

(2) There is a landscape irrigation system on the property. Unless specifically discussed in this report, inspection of irrigation systems is not included in the scope of this inspection.

(3) Regular routine maintenance of irrigation system should be anticipated and performed. Maintaining the sprinkler heads and monitoring for proper coverage will ensure peak performance of the system.

14.1 SPRINKLER SYSTEM

Comments: Not Inspected

Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection.
- SUGGESTION: We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment before closing.