B-Sure Home Inspections®

Residential Home Inspection Specialists

Property Inspection Report

Client: ***John Doe***
Property Location: ***1234 S. Anywhere Place***
USA

Inspection Date:

Inspector: ***Ralph G. Baca, P.E.*** ***AZ. License:*** ***38164***
Address: ***2401 E. Taxidea Way***
Phoenix, AZ. 85048
Phone: ***480-759-1509*** ***FAX:*** ***480-706-9330***

Standards of Practice for Arizona Home Inspectors

THE ARIZONA CHAPTER OF THE AMERICAN SOCIETY OF HOME INSPECTORS, INC.®

STANDARDS OF PROFESSIONAL PRACTICE

For Arizona Home Inspectors

Adopted by AZ ASHI Effective January 1, 2002

Adapted with permission from Standards of Practice, Effective June 1, 1992,

TABLE OF CONTENTS

Glossary NOTE: *Italicized* words are defined in the Glossary

1. INTRODUCTION

1.1 These Standards define the practice of Home Inspection in the State of Arizona.

1.2 These Standards of Practice
A. provide inspection guidelines.
B. make public the services provided by private fee-paid *inspector*s.

2. PURPOSE AND SCOPE

2.1 Inspections performed to these Standards shall provide the *client* with a better understanding of the property conditions, as *observe*d at the time of the inspection.

2.2 *Inspector*s shall:
A. before the inspection report is delivered, enter into a written agreement with the *client* or their authorized agent that includes:
1. the purpose of the inspection.
2. the date of the inspection.
3. the name address and certification number of the *inspector*.
4. the fee for services.
5. a statement that the inspection is performed in accordance with these Standards.
6. limitations or exclusions of *system*s or *components* inspected.

B. *Observe readily accessible installed* systems and *components* listed in these Standards.
C. submit a written report to the *client* which shall:
1. *Describe* systems and *components* identified in sections 4-12 of these Standards.

2. state which *systems* and *components* designated for inspection in these Standards have been inspected and any *systems* and *components* designated for inspection in these Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected.
3. state any *systems* and *components* so inspected which were found to be in need of *immediate major repair* and any recommendations to correct, monitor or *evaluate by appropriate persons*.

2.3 These Standards are not intended to limit *inspectors* from:

A. reporting observations and conditions in addition to those required in Section 2.2.
B. excluding *systems* and *components* from the inspection if requested by the *client*.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

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

3.2 General exclusions:

A. *Inspectors* are NOT required to report on:
1. life expectancy of any *component* or *system*.
2. the causes of the need for a major repair.
3. the methods, materials and costs of corrections.
4. the suitability of the property for any specialized use.
5. compliance or non-compliance with applicable regulatory requirements.
6. the market value of the property or its marketability.
7. the advisability or inadvisability of purchase of the property.
8. any *component* or *system* which was not *observed*.
9. the presence or absence of pests such as wood damaging organisms, rodents, or insects.
10. cosmetic items, underground items, or items not permanently *installed*.

B. *Inspectors* are NOT required to:
1. offer warranties or guarantees of any kind.
2. calculate the strength, adequacy, or efficiency of any *system* or *component.*
3. enter any area or perform any procedure which may damage the property or its *components* or be dangerous to the *inspector* or other persons.
4. operate any *system* or *component* which is *shut down* or otherwise inoperable.
5. operate any *system* or *component* which does not respond to *normal operating controls*.
6. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.
7. determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, contaminants in soil, water, and air.
8. determine the effectiveness of any *system installed* to control or remove suspected hazardous substances.
9. predict future conditions, including but not limited to failure of *components*.
10 project operating costs of *components*.
11. evaluate acoustical characteristics of any *system* or *component*.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The *inspector* shall *observe*:

A. *structural components* including:
1. foundation.
2. floors.
3. walls.
4. columns.
5. ceilings.
6. roofs.

4.2 The *Inspector* shall:

A. *describe* the type of:
1. foundation.
2. floor structure.
3. wall structure.
4. columns.
5. ceiling structure.
6. roof structure.

B. probe *structural components* where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.
C. enter *underfloor crawl space*s and attic spaces except when access is obstructed, when entry could damage the property, or when *dangerous or adverse situation*s are suspected.
D. report the methods used to inspect *underfloor crawl space*s and attics.
E. report signs of water penetration into the building or signs of abnormal or harmful condensation on building *components*.

5. SYSTEM: EXTERIOR

5.1 The *inspector* shall *observe*:

A. wall cladding, flashings and trim.
B. entryway doors and *representative number* of windows.
C. garage door operators.
D. decks, balconies, stoops, steps, areaways, and porches including railings.
E. eaves, soffits and fascias.
F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 The *inspector* shall:

A. *describe* wall cladding materials.
B. operate all entryway doors and *representative number* of windows including garage doors, manually or by using permanently *installed* controls of any garage door operator.
C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 The *inspector* is NOT required to *observe*:

A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
B. fences.
C. *safety glazing*.
D. garage door operator remote control transmitters.
E. geological conditions.
F. soil conditions.
G. *recreational facilities*.
H. outbuildings other than garages and carports.

6. SYSTEM: ROOFING

6.1 The *inspector* shall *observe*:

A. roof coverings.
B. *roof drainage systems*.
C. flashings.
D. skylights, chimneys and roof penetrations.
E. signs of leaks or abnormal condensation on building *components*.

6.2 The *inspector* shall:

A. *describe* the type of roof covering materials.
B. report the methods used to inspect roofing.

6.3 The *inspector* is NOT required to:

A. walk on the roofing.
B. *observe* attached accessories including but not limited to solar *system*s, antennae, and lightning arresters.

7. SYSTEM: PLUMBING

7.1 The *inspector* shall *observe*:

A. interior water supply and distribution *system* including:
1. piping materials, including supports and insulation.
2. fixtures and faucets.
3. functional flow.
4. leaks.
5. *cross connection*s.

B. interior drain, waste and vent *system*, including:
1. traps; drain, waste, and vent piping; piping supports and pipe insulation.
2. leaks.
3. *functional drainage*.

C. hot water *system*s including:
1. water heating equipment.
2. *normal operating controls*.
3. *automatic safety controls*.
4. chimneys, flues and vents.

D. fuel storage and distribution *system*s including:
1. interior fuel storage equipment, supply piping, venting and supports.
2. leaks.

E. sump pumps.

7.2 The *inspector* shall:

A. *describe*:
1. water supply and distribution piping materials.
2. drain, waste and vent piping materials.
3. water heating equipment.

B. operate all plumbing fixtures, including their faucets & all exterior faucets attached to the house.

7.3 The *inspector* is NOT required to:

A. state the effectiveness of anti-siphon devices.
B. determine whether water supply and waste disposal *system*s are public or private.
C. operate *automatic safety controls*.
D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
E. *observe*:
1. water conditioning *system*s.
2. fire and lawn sprinkler *system*s.
3. *on-site water supply quantity and quality.*
4. on-site waste disposal *system*s.
5. foundation irrigation *system*s.

6. spas, except as to *functional flow* and *functional drainage*.

8. SYSTEM: ELECTRICAL

8.1 The *inspector* shall *observe*:

A. service entrance conductors.
B. service equipment, grounding equipment, main overcurrent device, main and distribution panels.
C. amperage and voltage ratings of the service.
D. branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
E. the operation of a *representative number* of *installed* lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
F. 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.
G. the operation of ground fault circuit interrupters.

8.2 The *inspector* shall:

A. *describe*:
1. service amperage and voltage.
2. service entry conductor materials.
3. service type as being overhead or underground.
4. location of main and distribution panels.

B. report any *observe*d aluminum branch circuit wiring.

8.3 The *inspector* is NOT required to:

A. insert any tool, probe or testing device inside the panels.
B. test or operate any overcurrent device except ground fault interrupters.
C. *dismantle* any electrical device or control other than to remove covers of the main and auxiliary distribution panels.
D. *observe*
1. low voltage *system*s.
2. smoke detectors.
3. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution *system*.

9. SYSTEM: HEATING

9.1 The *inspector* shall *observe*:

A. permanently *installed* heating *system*s including:
1. heating equipment.
2. *normal operating controls*.
3. *automatic safety controls*.
4. chimneys, flues and vents.
5. *solid fuel heating device*s.
6. heat distribution *system*s including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
7. the presence of an *installed* heat source in each room.

9.2 The *inspector* shall:

A. *describe*:
1. energy source.
2. heating equipment and distribution type.

B. operate the *system*s using normal operating controls.
C. open *readily openable access panel*s provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The *inspector* is NOT required to:

A. operate heating *system*s when weather conditions or other circumstances may cause equipment damage.
B. operate *automatic safety controls*.

C. ignite or extinguish solid fuel fires.
D. *observe*:
1. the interior of flues.
2. fireplace insert flue connections.
3. humidifiers.
4. electronic air filters.
5. the uniformity or adequacy of heat supply to the various rooms.

10. SYSTEM: CENTRAL AIR CONDITIONING

10.1The *inspector* shall *observe*:

A. *central air conditioning* including:
1. cooling and air handling equipment.
2. *normal operating controls*.

B. distribution *system*s including:
1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units.
2. the presence of an *installed* cooling source in each room.

10.2The *inspector* shall:

A. *describe*:
1. energy sources.
2. cooling equipment type.

B. operate the *system*s using *normal operating controls*.
C. open *readily openable access panel*s provided by the manufacturer or installer for routine homeowner maintenance.

10.3The *inspector* is NOT required to:

A. operate cooling *system*s when weather conditions or other circumstances may cause equipment damage.
B. *observe* non-central air conditioners.
C. *observe* the uniformity or adequacy of cool-air supply to the various rooms.

11. SYSTEM: INTERIORS

11.1The *inspector* shall *observe*:

A. walls, ceiling and floors.
B. steps, stairways, balconies and railings.
C. counters and a *representative number* of cabinets.
D. a *representative number* of doors and windows.
E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
F. sumps.

11.2The *inspector* shall:

A. operate a *representative number* of primary windows and interior doors.
B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building *components*.

11.3The *inspector* is NOT required to *observe*:

A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
B. carpeting.
C. draperies, blinds or other window treatments.
D. household appliances.
E. *recreational facilities* or another dwelling unit.

12. SYSTEM: INSULATION & VENTILATION

12.1The *inspector* shall *observe*:

A. insulation and vapor retarders in unfinished spaces.
B. ventilation of attics and foundation areas.
C. kitchen, bathroom, and laundry venting *system*s.

12.2The *inspector* shall *describe*:
A. insulation and vapor retarders in unfinished spaces.
B. absence of same in unfinished space at conditioned surfaces.

12.3The *inspector* is NOT required to report on:
A. concealed insulation and vapor retarders.
B. venting equipment which is integral with household appliances.

GLOSSARY

Automatic Safety Controls:
Devices designated and *installed* to protect *system*s and *components* from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other *unsafe* conditions.

Central Air Conditioning:
A *system* which uses ducts to distribute cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

Client:
A customer who contracts with a home *inspector* for a home inspection.

Component:
A *readily accessible* and observable aspect of a *system*, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the *system*.

Cross Connection:
Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations:
Situations which pose a threat of injury to the *inspector*, and those situations that require the use of special protective clothing or safety equipment.

Describe:
Report in writing a *system* or *component* by its type, or other *observe*d characteristics, to distinguish it from other *components* used for the same purpose.

Dismantle:
To take apart or remove any *component*, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

Engineering:
Any professional service or creative work requiring education, training, and experience and the application of special knowledge of the mathematical, physical and *engineering* sciences

Evaluation by Appropriate Persons:
Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home *inspector*.

Functional Drainage:
A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow:
A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Immediate Major Repair:
A *major defect*, which if not quickly addressed, will be likely to do any of the following:
1. worsen appreciably
2. cause further damage
3. be a serious hazard to health and/or personal safety

Inspector:
A person certified as a home *Inspector* by the Arizona Board of Technical Registration

Installed:
Attached or connected such that the *installed* item requires tools for removal.

Major Defect:
A system or component that is unsafe or not functioning

Normal Operating Controls: Homeowner operated devices such as a thermostat, wall switch or safety switch.

Observe:
The act of making a visual examination of a *system* or *component* and reporting on its condition.

On-site Water Supply Quality:
Water quality is based on the bacterial, chemical, mineral and solids content of the water.

On-site Water Supply Quantity:
Water quantity is the rate of flow of water.

Primary Windows and Doors:
Windows and/or exterior doors which are designed to remain in their respective openings year round.

Readily Accessible
Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel:
A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building *components*.

Recreational Facilities:
Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

Representative Number:
For multiple identical *components* such as windows and electrical outlets, the inspection of one such *component* per room. For multiple identical exterior *components,* the inspection of one such *component* on each side of the building.

Roof Drainage Systems:
Gutters, downspouts, leaders, splashblocks, and similar *components* used to carry water off a roof and away from a building.

Safety Glazing:
Tempered glass, laminated glass, or rigid plastic.

Shut Down:
A piece of equipment whose safety switch or circuit breaker is in the “off” position, or its fuse is missing or blown, or a system that cannot be operated by the device or control that a home owner should normally use to operate it.

Solid Fuel Heating Device:
Any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves (room heaters), central furnaces, and combinations of these devices.

Structural Component:
A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls, and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.

System:
A combination of interacting or interdependent *components*, assembled to carry out one or more functions.

Technically Exhaustive:
An inspection is *technically exhaustive* when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or *engineering* findings, conclusions, and recommendations.

Underfloor Crawl Space:
The area within the confines of the foundation and between the ground and the underside of the lowest floor structural *component*.

Unsafe:
A condition in a readily accessible, installed *system* or *component* which is judged to be a significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in adopted residential construction standards.

INFORMATION

STANDARDS AND PRACTICES:

This inspection performed in accordance with and designed to meet the standards of professional practice for Arizona Home Inspectors. The primary focus of this report is to discover substantial defects, functional and safety concerns rather than cosmetic. As a courtesy, other substantive conditions are also reported when noticed.

DESCRIPTION:

The house located at 1234 S. Anywhere Place, USA. is a single -story residence, reported as 4,333 s.f., that is comprised primarily of painted wood-frame / stucco exterior walls with a combination concrete tile & rubber membrane roof surfacing over the main portions of the home. In addition there is an attached patio at the rear of the home also covered with a rubber membrane roof surfacing and an attached garage capable of storing three cars. For purposes of this report the house is assumed to face north.

BUILDING INFORMATION

☒Single Family ☐Duplex ☐Triplex ☐Apartment Building ☐Guest House
☐Manufactured ☐Site Built ☐Industrial ☐Commercial ☐

☐Condominium/Town Home: Roof / Exterior / Grounds maintained by Homeowners Association per:

- Exterior surfaces and roofs maintained by Homeowners Associations are not included in this inspection.

Approximate Age of Structure: 2 Year(s) **Additions:** ☐Yes ☒Unknown **Conversions:** ☐Yes ☒Unknown

Type of Addition/Conversion:

☐Check with building and safety department for verification of all necessary permits

☐**Inspector offers permit check for an additional fee**

Building Position: ☒North ☐South ☐East ☐West at the Front of the building

Position is an approximation and for identification purposes of this report only.

INSPECTION CONDITIONS

Weather Conditions day of Inspection: ☒Clear ☐Cloudy/Fog ☐Precipitation ☐Icy ☐Wind above 15 mph

Measurable Rain or Snow in past 48 Hours: ☒Yes ☐No if yes, ☒Rain ☐Snow During Inspection? ☐Yes ☒No

Temperature: Apx. 110 Degrees Fahrenheit ☒***To prevent damage, unable to test all heating or cooling units due to temperature***

Occupancy: ☒Vacant ☐Occupied ☐Unoccupied, completely furnished ☐Unoccupied, partially furnished

Accompanied Inspector: ☐Buyer ☐Buyer's Agent ☐Seller ☐Listing Agent ☐Tenant ☐Inspector only

☐100% of inspection unless stated otherwise

☐Buyer & Buyer's agent accompanied inspector % of inspection

☒Buyers arrived at end of inspection to review findings

Date &Time: Monday, August 31, 2009; Beginning: 11:00AM End: 3:30PM **Report completed on site?** ☐Yes ☒No

Number of Pages in this Report: 48 **Number of Photos with this Report: 44**

Suggested Interpretation of Comment Boxes:

APPEARS FUNCTIONAL: *System or component is operating the way it was intended. Age of item and normal wear and tear may not be a concluding factor to enter in this report.*

HEALTH AND SAFETY ITEM: *Any condition observed that may be potentially dangerous, harmful or unstable **(RED)**. . Licensed contractor should perform repairs or adjustments.*

REPAIRS NEEDED ITEM: *System or component is not operating the way it was intended **(RED)** or general maintenance from wear and tear is required or upgrades are recommended based on age of home (GREEN). This work can be performed by a knowledgeable homeowner or handyman.*

DEFECTS: *System or component is not operating the way it was intended or has reached the end of its useful service life and needs replacing **(RED)**. Licensed contractor should perform repairs or adjustments.*

Comments: Recommend reading the informational footnotes at the end of most categories. Footnotes may not apply to all inspections. This report has been designed to accommodate many sizes and types of properties. Pages two & three of this report are the inspection agreement.

GROUNDS

EXTERIOR GROUNDS

Fences & Gates

☐ Defects

☐ Appears Functional
☒ Repairs Needed
☐ Not Applicable

Fences: ☐ Wood ☒ Masonry ☐ Chain Link ☐ Barbed Wire ☐ Wrought Iron
Gate: ☒ Wood ☐ Chain Link ☒ Wrought Iron ☐ None ☐
Use: ☐ Domestic Pets ☐ Livestock ☒ Privacy ☐ Safety ☐ Decorative ☐

☐ Fence leaning ☐ Needs rebuilding ☐ Damaged fencing ☐ Missing Boards ☐ Rotted posts ☒ *Common cracks**
☐ Loose blocks/stones ☐ Missing blocks/stones ☐ Self closing device needed at gate for pool/spa safety ☐ Latch broken
☐ Gate(s) damaged ☐ Fencing on large lots/acreage not inspected ☐ Vegetation covering fencing, unable to inspect

NOTES:

1. **There were no drain holes along the bottom edge of the west wall at its north end and rear exterior HVAC wall at its west end (see photos 11 & 16). This does not allow any water runoff from the roof to drain from these areas. We recommend drain holes be installed and the areas graded to insure water drains away from the main home foundation areas. This will maintain a more stable soil content there and help in preventing any more than normal settlement from occurring. We mention this because water accumulation near the foundation and foundation supports is a frequent source or contributor to its movement/ or settlement and can also be a source of attraction for termites.**
2. **There were a couple of cells along the top edge of the east masonry wall that were not covered (see photo 20). This is not affecting the function of the wall, however it can allow water to penetrate to the areas below it. We recommend these areas be sealed and painted to provide protection and match the existing surface as part of general maintenance over the next year or two.**

Visual Grade & Drainage

☐ Defects

☐ Appears Functional
☒ Improvements Needed
☐ Not Applicable

Topography: ☐ Near Level ☒ Gentle Slope ☐ Moderate Slope ☐ Steep Slope
☐ Stair Stepped Pad ☐ Terraced ☐

☐ Excavate soil 4" below siding/stucco ☐ Grade soil to slope away from foundation ☐ Erosion control needed
☐ Recommend further evaluation by geotechnical engineer ☒ *Recommend monitoring site drainage during/after heavy rains*
☒ Negative drainage ☐ Yard drains clogged ☐ Vegetation touching structure ☐ Trees to close to structure-Hazard
☒ *Yard Drains observed/not tested* ☐ Evidence of standing water ☐ Faulty grade ☐ Recommend removal of trees

NOTES:

1. **There was a negative grade and low spot along the front exterior at its east end (see photos 3 & 4). This can allow water to drain/ or accumulate near the main home foundation. Provisions should be made such as improved grading, or the installation of gutters & downspouts, French drains, etc. to insure that water drains away from the foundation. Also, the watering of plants in this area should be monitored so that an excessive amount of moisture does not accumulate as a result. This will maintain a more stable soil content there and help in preventing any more than normal settlement from occurring. We mention this because water accumulation near the foundation and foundation supports is a frequent source or contributor to its movement/ or settlement and can also be a source of attraction for termites.**
2. **There was no access for water to drain from flower bed areas along the east exterior (see photo 3). This can allow water to drain/ or accumulate near the main home foundation. Provisions should be made such as improved grading, or the installation of gutters & downspouts, French drains, etc. to insure that water drains away from the foundation. Also, the watering of plants in this area should be monitored so that an excessive amount of moisture does not accumulate as a result. This will maintain a more stable soil content there and help in preventing any more than normal settlement from occurring. We mention this because water accumulation near the foundation and foundation supports is a frequent source or contributor to its movement/ or settlement and can also be a source of attraction for termites.**
3. **There was a drain line provided for water to drain from the front courtyard area (see photo 14). The drain line was not tested as part of this inspection. We recommend the drain be tested and periodically maintained as required to ensure adequate drainage is obtained and maintained.**
4. **There was minor erosion occurring at the bottom NW corner of the masonry wall (see photos 6, 22 &**

24). This is not affecting the function of the wall, however over time it can erode or under its foundation. We recommend erosion control methods be provided as part of general maintenance over the next year or two to ensure stability of the wall is maintained.

Retaining Walls

☐ ☒ **Appears Functional** **Material:** ☒ Concrete Block ☐ Brick ☐ Wood ☐ Concrete ☐ Rock/Stone ☐
Defects ☐ **Repairs Needed** **Locations:** ☐ North ☐ South ☐ East ☒ West portion of the property ☐
☐ **Not Applicable**
☐ Common cracks* ☐ Large cracks ☐ Moisture damage ☐ No drainage openings ☐ Displacement/damage
☐ Moderate leaning ☐ Excessive leaning ☐ Covered by vegetation, not inspected ☐ Recommend further evaluation

NOTES: **1.**

Drives & Sidewalks

☐ ☒ **Appears Functional** **Sidewalks:** ☐ Concrete ☐ Masonry ☐ Tile ☐ Gravel ☒ Brick ☐
Defects ☐ **Repairs Needed** **Driveway:** ☐ Concrete ☐ Masonry ☐ Asphalt ☐ Gravel ☒ Brick ☐
☐ **Not Applicable**
☒ *Common cracks** ☐ Large cracks ☐ Lifting/settling ☐ Trip hazards observed ☐ Root damage ☐ Salt damage
☐ Pothole(s) observed ☐ Slopes toward foundation ☐ Excessive eros1on ☐ Recommend water sealant

NOTES: **1.**

Patio

☐ ☒ **Appears Functional** **Material:** ☐ Concrete ☐ Masonry ☐ Tile ☐ Rock ☐ Flagstone ☒ Brick
Defects ☐ **Repairs Needed** **Location(s):** ☐ North ☐ South ☐ East ☐ West side of the property
☐ **Not Applicable**
☒ *Common cracks** ☐ Large cracks ☐ Lifting/settling ☐ Trip hazards observed ☐ Drains toward foundation
☐ Covered with carpet, unable to inspect ☐ Evidence of inadequate drainage ☐ Salt damage ☐ Root damage

NOTES: **1.**

- **Hairline cracks in concrete and masonry are considered normal due to concrete shrinkage.**
- **Refer to municipality for repairs of public sidewalks**
- **Consult soils engineer for information on geological conditions and site stability.**
- **Site drainage limited to conditions adversely affecting structure.**

EXTERIOR COMPONENTS

Decks & Balconies

☐ ☒ **Appears Functional** **Material:** ☐ Wood ☒ Water Proof Coating ☐ Metal ☐ Plastic Planking ☐ Concrete
Defects ☐ **Repairs Needed** **Location(s):** ☐ North ☐ South ☐ East ☒ West side of the property
☐ **Safety Item**
☐ **Not Applicable**
☐ Moderate weathering ☐ Excessive weathering ☐ Loose boards ☐ Loose nails/screws
☐ Inadequate drainage ☐ Earth to wood contact ☐ Improper attachment of ledger boards
☐ Painting/finishing needed in weathered areas ☐ Recommend painting/finishing deck/ balcoeny overall
☐ Covered by vegetation, unable to inspect ☐ No access below, unable to inspect ☐ Guardrail loose
☐ Guardrail missing ☐ Guardrail openings substandard ☐ Improper height of guardrail

NOTES: **1.**

Steps

☐ ☐ **Appears Functional** **Material:** ☐ Concrete ☐ Masonry ☐ Wood ☐ Flagstone ☐
Defects ☐ **Repairs Needed** **Location(s):** ☐ Garage ☐ Deck ☐ Front Porch ☐ Yard Areas ☐
☐ **Safety Item**
☒ **Not Applicable**
☐ Common cracks* ☐ Large cracks ☐ Displacement ☐ Trip hazards ☐ Handrail missing
☐ Handrail loose ☐ Handrail improper height ☐ Handrail openings substandard ☐ Step(s) loose
☐ Step(s) broken/damaged ☐ Improper rise/run of steps ☐ Covered with vegetation, unable to inspect

NOTES: **1.**

Porches & Entry

☐ Defects

☒ **Appears Functional**
☐ **Repairs Needed**
☐ **Safety Item**
☐ **Not Applicable**

Material: ☐ Wood ☐ Water Proof Coating ☐ Metal ☐ Plastic Planking ☐ Concrete ☒ Stone ☐ Tile ☒ Brick ☐

☐ Guardrail loose ☐ Guardrail missing ☐ Earth to wood contact ☐ Loose boards ☐ Trip hazards
☐ Moderate weathering ☐ Excessive weathering ☒ ***Common cracks*** ☐ Large cracks
☐ Painting/finishing needed in weathered areas ☐ Recommend painting/finishing porch overall

NOTES: **1.**

Gutters & Downspouts

☐ Defects

☐ **Appears Functional**
☐ **Repairs Needed**
☒ **Not Applicable**

Gutter Type: ☐ Metal ☐ Vinyl/PVC ☐ Seamless ☐
Roof Drainage: ☐ Complete ☐ Partial ☐

☐ Recommend addition of gutters to improve drainage ☐ Debris filled, cleaning recommended* ☐ Loose gutters
☐ Recommend extensions or splash-blocks to divert water away from foundation ☐ Evidence of leaks at seams
☐ Damaged gutters ☐ Missing gutters ☐ Moderate corrosion ☐ Excessive corrosion ☐ Down spouts blocked

NOTES: **1.**

- **Gutters and subsurface drains are not water tested for leakage or blockage. Recommend observing during heavy rains and snow melt.**
- **Regular maintenance of drainage systems is required to avoid water problems at roof and foundation.**

EXTERIOR

STRUCTURE EXTERIOR

Walls

☐ ☒ **Appears Functional** **Structure:** ☒ Wood or Metal Framing ☐ Masonry Block ☐ Poured Concrete ☐ Brick ☐
Defects ☐ **Repairs Needed** **Surface:** ☒ *Stucco, Hybrid* ☐ Wood ☐ Hardboard Siding ☐ Wood Siding
☐ Masonry ☐ Vinyl Siding ☐ Metal Siding ☐ Brick Veneer ☐ EIFS‡ ☐
☒ *Common Cracks** ☐ Large Cracks ☐ Earth to wood contact ☐ Damaged siding/stucco ☐ Evidence of patching
☐ Moisture damage ☐ Excessive weathering ☐ Moderate weathering ☐ Painting/finishing needed in weathered areas
☐ Recommend painting/finishing overall ☐ Vegetation hides walls in places ☐ Recommend removal of vegetation
☐ **Recommend further evaluation by structural engineer or architect due to observations**

NOTES:

1. **As part of normal maintenance, seal and paint all cracks in exterior walls to prevent potential moisture entry, especially around corners of windows, window and door perimeters, etc. These are common for a house of this age and typically due to normal settling or the result of seasonal temperature changes.**

Columns

☐ ☒ **Appears Functional** **Patio:** ☐ Wood ☒ Framed & Stucco ☐ Metal ☐ Masonry ☐
Defects ☐ **Repairs Needed** **Porch:** ☐ Wood ☒ Framed & Stucco ☐ Metal ☐ Masonry ☐
☐ **Not Applicable** **:** ☐ Wood ☐ Framed & Stucco ☐ Metal ☐ Masonry ☐
☐ Excessive weathering ☐ Moderate weathering ☐ Recommend caulking at seams ☐ Missing trim ☐ Loose trim
☐ Damaged trim ☐ Moderate moisture damage ☐ Excessive moisture damage ☐ Missing/damaged flashing
☐ Earth to wood contact ☐ Painting/finishing needed in weathered areas ☐ Recommend painting/finishing trim overall

NOTES:

1.

Eaves & Trim

☐ ☐ **Appears Functional** **Eaves:** ☐ Wood ☒ Stucco ☐ Metal ☐ Masonry ☐
Defects ☐ **Repairs Needed** **Trim:** ☐ Wood ☒ Stucco ☒ Metal ☐ Masonry ☐ Vinyl ☐
☐ **Not Applicable**
☐ Excessive weathering ☐ Moderate weathering ☐ Recommend caulking at seams ☐ Missing trim ☐ Loose trim
☐ Damaged trim ☐ Moderate moisture damage ☐ Excessive moisture damage ☐ Missing/damaged flashing
☐ Earth to wood contact ☐ Painting/finishing needed in weathered areas ☐ Recommend painting/finishing trim overall

NOTES:

1.

Doors

☐ ☐ **Appears Functional** **Type:** ☒ Wood ☐ Metal ☐ Panel ☐ Sliding Glass ☐ French ☐ Window panes
Defects ☒ **Repairs Needed**
☐ **Safety Issues** ☐ Doors rub and stick ☐ Moisture damage ☒ Weather strip damaged/missing
☐ Threshold loose ☐ Damaged doors ☐ Missing hardware ☐ Latch or dead bolt not operative
☐ Rollers need repair ☐ Recommend painting/finishing doors

NOTES:

1. **The rear exterior door from the work room does not close and latch. This does not allow the door to be locked with its standard hardware, which can allow for unwanted entry. The exterior door and its latching mechanism should be repaired or replaced as required to insure the door can be closed and locked with the standard door hardware.**
2. **There was no weather stripping around the perimeter of the exterior door from the rear work room to the garage (see photo 27). This can allow conditioned air to escape, as well as, allowing dirt and debris to enter inside the interior of the home. Weather stripping should be installed around the perimeter of this door as required to provide proper protection and help improve the overall energy efficiency of the home.**
3. **The paint or stain on the front entry exterior door is showing signs of wear and deterioration (see photo 7). This is common for a house of this age and typically due to normal wear and tear on the home. We recommend you consider painting the wood door as part of general maintenance within the next year or two to provide proper protection and help prolong the life of the wood.**

- Hairline cracks in stucco walls are considered normal due to shrinkage during the curing and drying process.
- ‡EIFS-Exterior Insulation Finish System has been known retain moisture due to improper installation method. This inspection cannotdetermine latent moisture damage.
- Wall insulation type and value is not verified.
- Presence of lead paint, UFFI insulation, or other hazards are outside the scope of this inspection.

---------- FOUNDATION ----------

RAISED FOUNDATION

☐ Defects

☐ **Appears Functional**
☐ **Repairs Needed**
☒ **Not Applicable**

Access Location(s):
Foundation: ☐Concrete ☐Concrete Block ☐Brick ☐Stone ☐
Pole/Post and Pier: ☐Total ☐Center Only ☐Partial ☐None ☐
Substructure: ☐Basement ☐Crawl Space ☐Combination ☐
Inspection Method: ☐Walk ☐Crawl ☐Viewed from Access door only ☐Not Inspected
Accessibility: ☐Total ☐Limited due to:
Foundation Bolts: ☐Yes ☐Bolts Unobserved due to Method of Construction.
Foundation Vents: ☐Adequate ☐Minimal Venting ☐Vents Blocked ☐None
Vapor Barrier: ☐Yes ☐None Installed ☐Partially Installed

☐Common cracks ☐Large unusual cracks ☐Large displacement cracks ☐Gap(s) below sill plate, indicates settling
☐Damaged vent screens ☐Missing vent screens ☐Additional vents advised ☐Moderate efflorescence
☐Excessive efflorescence ☐Moderate moisture in basement/crawl space ☐Excessive moisture in basement/crawl space
☐Evidence of standing water in basement/crawl space ☐Evidence of missing reinforcement bar in masonry
☐Wood debris in sub-area, removal recommended ☐Access door needs secured or repair ☐Access door missing
☐Vegetation, under structure storage or other obstructions covering foundation walls prohibiting full inspection
☐**Recommend evaluation by structural engineer/engineering geologist due to observations**

NOTES: **1.**

Floor Framing

☐ Defects

☐ **Appears Functional**
☐ **Repairs Needed**
☒ **Not Applicable**

Main Beams: ☐Wood ☐Steel ☐Bearing Walls ☐
Support Columns: ☐Wood ☐Steel ☐Masonry ☐
Sub Floor: ☐Plywood ☐Boards ☐Particle Board ☐OSB ☐
Floor Frame: ☐Joist ☐Trusses ☐Beams ☐Steel ☐
Insulation: ☐Yes ☐None ☐Partially Installed ☐Apparent, not observable
Insulation Material: ☐Fiberglass ☐Cellulose ☐Undetermined ☐

☐Sagging structural members ☐Sagging/warped sub floor ☐Damaged framing ☐Moisture stains from past leaks
☐Moderate moisture damage ☐Excessive moisture damage ☐Earth to wood contact ☐No pads or footings at piers
☐Typical settlement/sloping of floors ☐Moderated sloping of floors due to settleing of post/piers ☐Leaning post/piers
☐Excessive sloping of floors settlement of post/piers ☐Unsecured post/piers ☐Missing support to structural framing
☐Insulation needs more support ☐Fallen insulation, re-secure as needed ☐Insulation damaged by animals
☐Insulation damaged from excessive moisture ☐Insulation installed backwards, facing needs to be toward living space

NOTES: **1.**

- **Minor cracking of foundation walls occur with typical settling, this is considered to be a normal condition of most foundations.**

SLAB FOUNDATION

☐ Defects

☒ **Appears Functional**
☐ **Repairs Needed**
☐ **Not Applicable**

Slab: ☒Entire building(s) ☐Portion of building(s) at: ☐Sleeper floor at:
Anchor Bolts: ☐Observed ☒Not Observed due to Finished Walls ☐Partial Observation
Perimeter: ☒Poured Concrete ☐Concrete Block ☐Stone ☐Brick ☐

☒*Common cracks** ☐Large cracks ☐Lifting/settling ☐Sloped floors ☐Evidence of past repairs
☐Vegetation or other obstructions covering foundation prohibiting full inspection
☒*Slab was not visible due to floor covering but no secondary evidence of problems observed*
☐**Recommend evaluation by structural engineer/engineering geologist due to observations**

NOTES: **1.**

- **All slabs experience a certain amount of cracking due to shrinkage in the process of drying.**
- **Floor coverings prevent detection of settlement in all but the most severe cases. If client removes carpeting, the inspectorwill re-inspect at additional cost.**

---------- ROOFS ----------

Main Roof

☒ ☐Appears Functional
Defects ☐Repairs Needed

Approximate Age of Roof: 2 Years **Approx. # of layers:** 1 (see photos 21,29,33,38 & 39)
Source of Information: ☒Inspector Estimate ☐Work order.
Roof Design: ☐Gable ☒Hip ☐Dormer ☐Flat/Low Slope ☐Mansard ☐
Roof Frame: ☐Rafter Framing ☒Truss ☐Post and Beam ☐Undetermined
Roof Sheathing: ☐Plywood ☐Solid Boards ☐Gaped boards ☒OSB ☐Undetermined
Method of Inspection: ☐Full Access to Walk ☒Partial Access to Walk
☐Viewed with Binoculars ☐Inspected from Ground
☐Inspected from Ladder ☐Unable to Observe
☐Limited Inspection due to: Height of Roof
Material Composition: ☐Composition Shingles ☒Concrete Tile* ☐Clay Tile* ☐Gravel
☐Wood Shingles ☐Roll Roofing ☐Modified Bitumen
☐Polyurethane Foam ☒Rubber membrane

☒ *Typical wear for age* ☐Nearing end of life expectancy ☐At end of life expectancy ☐Exposed felt paper
☐Older roof with some evidence of aging / weathering, periodic inspections advised
☐Broken tiles ☐Cracked Shingles
☐Minor maintenance needed-check and replace missing or damaged shingles or tiles these are normal maintenance items
☒Moderate maintenance needed, leaks may result without proper preventive maintenance. ☐Missing shingles/tiles
☐Sheathing moisture damaged ☐Sheathing weak/spongy in some areas ☐Incorrect application of roof sheathing
☒**Recommend further evaluation and repairs by a licensed roofing contractor.** ☐Improper application of roof material

NOTES:

1. **There were slipped tiles noted at:**
   - **the roof slope above and just east of the front entry (see photo 19)**
   - **the top of the round and tower tile roof slopes (see photos 32, 34, 36 & 37)**

   This exposes the underlayment and can allow water to penetrate under the concrete tiles and leak to the areas below them. All slipped tiles noted above should be re-positioned and secured and the entire roof re-inspected during repair for any other slipped tiles either on the upper or lower levels that would require repair to prevent the potential of moisture entry.
2. **The rubber membrane roof surface at the NW area of the home was buckled more than the other similarly coated areas (see photo 35). The cause could not be determined at the time of the inspection, however this can allow an excessive amount of ponding at these areas. Further investigation is required by a licensed roofing specialist to determine if the installation is adequate or the repairs that might be required to ensure proper drainage is obtained.**
3. **With any roof regardless of its age, minor leaks will occur from time to time. Periodic maintenance is required in the form of re-sealing asphalt flashing areas, re-sealing cracked mortar joints or flashing, checking for cracked or broken tiles, checking for slipped tiles, etc. This will help in preventing the potential of leaks at these areas from occurring.**

Deck or Patio Roof

☐ ☒Appears Functional
Defects ☐Repairs Needed
☐Not Applicable

Approx. # of layers: ☒Same as Main Roof ☐One Layer (see photo)
Method of Inspection: ☒Same as Main Roof ☐Walked On
Material Composition: ☒Same as Main Roof ☐Modified Bitumen

☒ *Typical wear for age* ☐Nearing end of life expectancy ☐At end of life expectancy ☐Minor maintenance advised
☐Moderate maintenance advised ☐**Recommend further evaluation and repairs by a licensed roofing contractor**

NOTES:

1. **With any roof regardless of its age, minor leaks will occur from time to time. Periodic maintenance is required in the form of re-sealing asphalt flashing areas, re-sealing cracked mortar joints or flashing, checking for cracked or broken tiles, checking for slipped tiles, etc. This will help in preventing the potential of leaks at these areas from occurring.**

Garage or Carport Roof

☐ ☒Appears Functional
Defects ☐Repairs Needed
☐Not Applicable

Approx. # of layers: ☒Same as Main Roof ☐ Layer(s)
Method of Inspection: ☒Same as Main Roof ☐
Material Composition: ☒Same as Main Roof ☐

☐ *Typical wear for age* ☐Nearing end of life expectancy ☐At end of life expectancy ☐Minor maintenance advised
☐Moderate maintenance advised ☐**Recommend further evaluation and repairs by a licensed roofing contractor**

NOTES: 1. **With any roof regardless of its age, minor leaks will occur from time to time. Periodic maintenance is required in the form of re-sealing asphalt flashing areas, re-sealing cracked mortar joints or flashing, checking for cracked or broken tiles, checking for slipped tiles, etc. This will help in preventing the potential of leaks at these areas from occurring.**

Roof Flashing

☐ **Defects**
☒ **Appears Functional** **Material(s):** ☒Metal ☒Mastic ☐Composition ☒Mortar
☐ **Repairs Needed**
☐ **Not Applicable**

☐Re-caulking/mastic needed at roof protrusions ☐Re-caulking/mastic needed at chimney ☐Exposed nails, need sealant
☐Substandard installation of flashings ☐Recommend to paint plastic pipe vents ☐No observable flashing in noted areas
☐Not visible due to inspection method or obstructions ☐Minor maintenance advised ☐Moderate maintenance advised
☐Recommend reflashing at roof replacement ☐**Recommend further evaluation by a licensed roofing contractor**

NOTES: 1.

- **Tile, concrete tile roofs and other materials prone to breakage are viewed from the ground only to avoid damage**
- **Disassembly of roof components not included in this inspection.**
- **Premature failure is common with prolong severe weather conditions and often cannot be predicted with accuracy. Contact a roof contractor for additional information.**

ATTIC

☐ **Defects**
☒ **Appears Functional** **Location of Main Access:** Lower level NE closet.
☐ **Repairs Needed** **Approx. Insulation Thickness:** ***13+/- inches (see photos)***
☐ **Not Applicable** **Inspection Method:** ☐Walk ☐Crawl ☒Viewed from Access Scuttle only ☐
Other Access Location(s): N/A
Accessibility: ☐Total ☒***Limited due to: Design****
Vent Fan: ☐Observed ☐Untested ☐Thermostat Controlled ☒None
Vents: ☒Adequate ☐Minimal Venting ☐None ☐
Insulation Type: ☐None Installed ☒Batts ☒Loose Fill ☐Undetermined
Insulation Material: ☒Fiberglass ☐Cellulose ☐Spun Wool ☐Undetermined
Vapor Barrier: ☐Yes ☐None Installed ☐Partially Installed ☒Undetermined

☐Moisture present in attic ☐Active leakage observed ☐Unable to determine active leakage
☐Water stains present ☐Access panel damage ☐Access panel missing
☐Need 5/8" fire rated type drywall at attic scuttle hole for fire safety ☐Damaged trusses/rafters ☐Damaged collar ties
☐Improper modification to trusses/rafters ☐Damaged ceiling joist ☐Vent fan noisy/slow/inoperative ☐Vent fan untested
☐Damaged vent screens ☐Additional venting needed ☐Missing vent screens ☐Damaged insulation
☐Insulation missing/not installed ☐Uneven distribution of insulation
☐**Recommend further evaluation by structural engineer or architect due to observations** ☐Evidence of fire damage

NOTES: 1.

- **Low clearance and the absence of walkways may prevent inspection of all attic areas.**
- **Unable to determine insulation type or value in cathedral or vaulted type ceilings without disassembly of roof or ceiling**

---------- PLUMBING ----------

FUEL SYSTEM

☐ ☒**Appears Functional** **Gas Meter Location:** ☒ East side of home ☐Not Located ☐Not Applicable
Defects ☐**Repairs Needed** **LPG/Propane Tank Location:** side of lot ☐Not Located ☒Not Applicable
☐**Health & Safety Item** **Shut Off Valve Location:** ☒At Meter ☐At Tank ☐Not Applicable ☐
☐**Not Applicable**

☐Gas system off/pilots not lit-recommend Gas Company light and test all gas appliances before close of transaction*
☐Copper pipe used for natural gas line ☐Gas odor detected ☐Damaged piping ☐Rusted piping
☐Union fitting in concealed area ☐Recommend verification of propane conversion of all gas appliances
☐Recommend LPG/Propane tank to be protected from vehicle impact ☐Piping not corrosion protected
☐**Recommend evaluation and repairs of system by a licensed specialist due to observations**

NOTES: **1.**

- **It is advised that the local Gas Company transact the service change for ALL gas appliances prior to the close of transaction. The reason for this recommendation is that the Gas Company routinely performs safety tests on gas fixtures. These tests can revealproblems, which may not be discovered in the course of a limited visual property inspection.**
- **Tests for gas leaks or pipe sizing are not performed.**

WATER HEATERS

Location #1:	Location #2:	Location #3:
WorkRoom Closet (see photo 26)		
Approx. Age: 2 Yrs. ☐Undetermined	**Approx. Age:** Yrs. ☐Undermined	**Approx. Age:** Yrs. ☐Undermined
Size: 75 Gal. ☐Undermined	**Size:** Gal. ☐Undermined	**Size:** Gal. ☐Undermined
Fuel Type: ☒**Gas** ☐**Electric**	**Fuel Type:** ☐**Gas** ☐**Electric**	**Fuel Type:** ☐**Gas** ☐**Electric**

☐ ☒**Appears Functional** **Water Shut Off Location:** ☒O.K. ☐Improper at # ☐No Valve at #
Defects ☐**Repairs Needed** **TPR Valve and Piping*:** ☒O.K. ☐Improper at # ☐Defective at #
☒**Health & Safety Item** **Electric Disconnect:** ☐At Panel ☐Near Heater ☐Undermined at # ☒N/A
Gas Shut Off Location: ☒O.K. ☐Improper at # ☐No valve at # ☐ N/A

☐Older unit may have limited life at # 1 ☐Leaking tank at # ☐Leaking valve(s) at #
☐Leaking pipes at # ☐Blocked combustion air vents at # ☐Inadequate combustion air vents at # 1
☐Loose connections at # ☐Flue pipe substandard at # ☐Flue pipe damaged at #
☐Excessive corrosion at connectors at # ☐Improper gas piping at # ☐Improper enclosure at #
☐Need 18" platform at # ☐Improper wiring at # ☐TPR pipe improper material at #
☐TPR pipe improper size, must be min. ¾ inch at # ☐TPR pipe dose not drain to exterior at #
☐**Recommend evaluation and repairs of system by a licensed specialist due to observations**

NOTES: **1. The water temperature measured at the faucets was 144 degrees F. Above 125 degrees F could potentially cause scalding during normal use. We recommend the temperature of the water be adjusted to a lower temperature level for safety reasons.**

- **TPR-Temperature Pressure Release valves are recommended to be tested yearly by the property owner. Inspector performing test of valves is outside the scope of this inspection**

PLUMBING

☒ ☐**Appears Functional** **Pressure Test:** 72 PSI **AT:** Front hose bibb **Meter Location:** Front exterior
Defects ☐**Repairs Needed** **Main Valve Location:** ☐At/Near Meter ☒Front exterior ☐
☐**Health & Safety Item** **Main Line:** ☐Galvanized ☒Copper ☐PVC ☐Lead ☐Undetermined
Size: (estimate) ☐1/2" ☐3/4" ☐1" ☒1 ¼" ☐~2 "
Water Lines: ☐Galvanized ☒Copper ☐Polybutylene* ☐PEX ☐PVC/CPVC
Drainage Lines: ☐Cast Iron ☐Lead ☐Galvanized ☒ABS* ☐PVC
Functional Flow ☒Adequate ☐Inadequate **How Tested:** Ran multiple faucets flushed toilet
Functional Drainage ☒Adequate ☐Inadequate **How Tested:** Ran multiple faucets observed
Sump Pump Location: ☒None
Sewer Clean Out Location: ☒ Front exterior ☐Not Located
Sewer Ejector Pump Location: ☒None ☐Not Located

☐Pipes nearing end of life expectancy ☐Pipes at end of life expectancy ☐Copper pipe not protected from concrete
☐Some pipes unobserved ☐Most pipes unobserved ☐Moderate corrosion ☐Excessive corrosion
☐Pressure above 80 PSI recommend adjustment or install regulator ☐No anti-siphon valves/not to current standards
☐Leakage at supply lines ☐Leakage at drainage lines ☐Pipes need additional support ☐Cross connection noted
☐Slow draining observed ☐Improper trap ☐Vent missing or improper termination ☐Damaged piping/lines noted
☒**Recommend evaluation and repairs of system by licensed and competent plumber due to observations**

NOTES:

1. **The indicator at the water meter would spin slowly with all the water turned off inside of the home. This typically indicates that there is a continuous water leak in the main, supply, or sprinkler system plumbing systems. Further investigation is required by a licensed plumber to determine the cause and to provide repairs as required to eliminate all water leaks and insure the entire plumbing system is operating properly.**
2. **There is a sewer manhole at the SE corner of the property (see photo 10). This is not affecting the plumbing system, however it may not allow the installation of a pool at/ or around this area if planned. We recommend you verify with the city its location and requirements in the event you want to install landscaping or other structures around this area.**

- **Some Polybutylene and ABS plastic piping systems have been documented to have defects. Contact a qualified expert for evaluation**
- **City sewer service, septic systems and all underground pipes are out of the scope of this inspection,**
- **Number of drainage clean outs are not determined.**
- **Drainage performance in the future can not be predicted with certainty.**
- **Water filters, water conditioning systems, fire sprinklers, Jacuzzi's, spas are not included unless stated otherwise**

SPRINKLER SYSTEM

☐ ☐**Appears Functional**
Defects ☒**Repairs Needed** **Type:** ☐Manual ☒Automatic
☐**Not Applicable** **Location:** _West. Exterior Wall _____
☐Controller not operating ☐Valves leaking ☐Sprinkler not operating.
☒Leaking noted in piping system ☐Sprinkler head(s) not operating

NOTES:

1. **The sprinkler system was tested with the controller in the manual mode and found to have water leaks in the underground plumbing system at:**
   - **along the front exterior west end gravel landscaped area (see photo 15)**

   This can cause excessive water usage during normal operation. Further investigation is required to determine the cause and any damaged or worn components repaired or replaced as required to eliminate the water leakage. After repairs are completed the entire sprinkler system should be re-tested to insure the system and its components are operating properly and that there are no other areas of water leakage.

FIRE SPRINKLERS

☐ ☐**Appears Functional**
Defects ☒**Not Applicable** **Locations:** **#1 East exterior wall**

NOTES:

1. **The fire sprinkler system was not tested as part of this inspection. This system should be tested, and its certification updated prior to the take-over of this home. We recommend you call the local fire safety marshal for an appointment.**
2. **There were not visible signs of leakage from the system at the time of the inspection.**

---------- HEATING & DISTRIBUTION ----------

AIR MANAGMENT

Filters

Location #1: Hallway	Location #2: Master Bedroom	Location #3:	Location #4:

☐ Defects
☐ Appears Functional
☒ Repairs needed
☐ Not Applicable

Common to Furnace and Cooling: ☒ Yes ☐ No ☐

☒ Recommend changing filter at # 1 & 2 ☐ Missing filter at # ☐ Damaged Filter at #
☐ Electronic filter not inspected at # ☐ Incorrect size at # ☐ Need to secure at #

NOTES:

1. **The air filters were dirty/ or missing and in need of replacement. Periodic changing of the filter is recommended to insure proper efficiency of the HVAC system.**

Distribution System

☐ Defects
☒ Appears Functional
☐ Repairs needed
☐ Not Applicable

Type: ☒ Ductwork/Registers ☐ Pipes/Convectors ☐ Pipes/Radiators
☐ Electric/Baseboard ☐ Electric/Radiant ☐ Wall Heaters

Common to Furnace and Cooling: ☒ Yes ☐ No ☐

☐ Additional strapping support needed ☐ Asbestos suspect material on duct joints ☐ Duct(s) disconnected as noted
☐ No apparent heat source in noted rooms ☐ Air leaks observed at duct joints ☐ Ducts damaged, allowing air leaks
☐ Low air volume at noted rooms ☐ Missing register(s) ☐ Damaged register(s) ☐ Collapsed ductwork
☐ **Recommend evaluation and repairs of system by a licensed HVAC specialist due to observations**

NOTES:

1.

Thermostats

☐ Defects
☒ Appears Functional
☐ Repairs needed
☐ Not Applicable

Common to Furnace and Cooling: ☒ Yes ☐ No

☐ Missing switch at thermostat at # ☐ Knob missing at #
☐ Damaged thermostat at # ☐ Sporadic response to thermostat at #

NOTES:

1.

HEATING SYSTEMS

Location #1: Attic/ Exterior (see photos) **Approx. BTUs:** N/A **Heating Type:** ☒ Forced Air ☐ Hydronic ☐ Radiant ☐ **Fuel Type:** ☒ Electric ☐ Wood ☐ Natural Gas ☐ LPG/ Propane ☐ Fuel Oil ☐	**Location #2:** Hallway Closet/ Exterior (see photos) **Approx. BTUs:** N/A **Heating Type:** ☒ Forced Air ☐ Hydronic ☐ Radiant ☐ **Fuel Type:** ☒ Electric ☐ Wood ☐ Natural Gas ☐ LPG/ Propane ☐ Fuel Oil ☐
Location #3: Work Shop Interior Wall/ Exterior (see photos) **Approx. BTUs:** N/A **Heating Type:** ☒ Forced Air ☐ Hydronic ☐ Radiant ☐ **Fuel Type:** ☒ Electric ☐ Wood ☐ Natural Gas ☐ LPG/ Propane ☐ Fuel Oil ☐	

General Condition

☐ Defects
☐ Appears Functional
☐ Repairs Needed
☒ Not Applicable

☐ Pilot not lit/untested, recommend further inspection by gas company at # *
☐ Unit is relatively old, may have limited life at # ☐ Electric ignition not operative at #
☐ No response to normal controls at # ☒ Above 65-degrees heat cycle not operated at # 1 - 3
☐ Unit keeps cycling at # ☐ Recommend complete preventive maintenance service at #
☐ Gas heater in bedroom, advise evaluation for safety and proper air volume at #
☐ **Recommend evaluation and repairs of system by a licensed HVAC specialist due to observations**

NOTES:

1. **The heat pumps were not tested in the heating mode as when the ambient temperature is above 65 degrees running a heat pump in the heating mode could cause damage to the compressor/ or associated components.**

Burners

☐ ☐ **Appears Functional**
Defects ☐ **Repairs Needed** ☐ Closed system, unable to inspect at # ☐ Untested: no utilities, pilot not lit at #
☐ **Health & Safety Item** ☐ Abnormal flame pattern or color at # ☐ Rust flakes noted in burner chamber at # 1
☒ **Not Applicable** ☐ Flame roll out and scorching signs at # ☐ Possible cracks noted at heat exchanger at #
☐ **Recommend evaluation and repairs of system by a licensed HVAC specialist due to observations**

NOTES: **1.**

Venting

☐ ☐ **Appears Functional**
Defects ☐ **Repairs needed** ☐ Soot in vent pipe at # ☐ Rust in vent chamber at # ☐ Single wall piping at #
☐ **Heath & Safety Item** ☐ Clogged draft diverter at # ☐ inadequate clearance to combustibles at #
☒ **Not Applicable** ☐ Improper rise of vent pipe at # ☐ Suspect asbestos material on/near vent pipe at #

NOTES: **1.**

Combustion Air

☐ ☐ **Appears Functional**
Defects ☐ **Repairs needed** ☐ Insufficient air supply for combustion at # Addition of upper and lower vents advised at #
☐ **Health & Safety Item** ☐ Combustion and return air sources are too close or mixing at #
☒ **Not Applicable** ☐ Recommend sealing gaps along door enclosure at #

NOTES: **1.**

- **Pilot lights must be lit prior to inspection. If pilots are off, inspection is very limited.**
- **We recommend that heating systems be activated and fully inspected PRIOR TO THE CLOSE OF TRANSACTION.**
- **The presence or condition of underground fuel storage tanks is not part of this inspection.**
- **Proper balance of airflow is out of the scope of this inspection and is not tested**
- **Recommend to have carbon monoxide detector in buildings with gas furnaces for added safety.**
- **Heat pumps are not tested in extreme temperature conditions to avoid damage to unit.**
- **Asbestos suspect material must be tested to confirm, consult certified asbestos specialist**

---------- AIR CONDITIONING ----------

AIR CONDITIONER

Location #1: Attic/ Exterior, Downstairs East **Approx. Size:** 4.0 tons **Performance Test:** ☒Good ☐Fair ☐No Test **Split:** 78/ 58(Int.) **Power Source:** ☒220 volt ☐110 volt ☐ **Service Disconnect:** ☒Yes ☐None Found ☐Not Applicable **Type:** ☐Central A/C ☐Wall Unit ☒Integral to Heat Pump ☐Electric/Gas Split System ☐Evaporative Cooler **Model Number: Carrier, 24ACA348A003** **Serial Number: S/N:** 0907E… **Mfg.: 2007, two years old**	**Location #2:** Hallway Closet/ Exterior, Downstairs West **Approx. Size:** 4.0 tons **Performance Test:** ☒Good ☐Fair ☐No Test **Split:** 78/ 60(Int.) **Power Source:** ☒220 volt ☐110 volt ☐ **Service Disconnect:** ☒Yes ☐None Found ☐Not Applicable **Type:** ☐Central A/C ☐Wall Unit ☒Integral to Heat Pump ☐Electric/Gas Split System ☐Evaporative Cooler **Model Number: Carrier, 24ACA348A003** **Serial Number: S/N:** 0907E… **Mfg.: 2007, two years old**
Location #3: Attic/ Exterior, Upstairs **Approx. Size:** 4.0 tons **Performance Test:** ☐Good ☒Fair ☐No Test **Split:** 84/ 73(Int.) **Power Source:** ☒220 volt ☐110 volt ☐ **Service Disconnect:** ☒Yes ☐None Found ☐Not Applicable **Type:** ☐Central A/C ☐Wall Unit ☒Integral to Heat Pump ☐Electric/Gas Split System ☐Evaporative Cooler **Model Number: Carrier, 24ACA348A003** **Serial Number: S/N:** 0907E… **Mfg.: 2007, two years old**	**Location #4:** Work Shop Interior wall/ Exterior **Approx. Size:** 1.5 tons **Performance Test:** ☐Good ☒Fair ☐No Test **Split:** 82/ 67(Int.) **Power Source:** ☒220 volt ☐110 volt ☐ **Service Disconnect:** ☒Yes ☐None Found ☐Not Applicable **Type:** ☐Central A/C ☐Wall Unit ☒Integral to Heat Pump ☐Electric/Gas Split System ☐Evaporative Cooler **Model Number: Fujitsu Mini, AOU18RLO** **Serial Number: S/N:** GWN001619 **Mfg.: 2007, two years old**

☒ ☐**Appears Functional**
Defects ☐**Repairs needed**
☐**Not Applicable**

☒Advise servicing and checking refrigerant level at # 3/ 4 ☐System not operational at #
☐Older unit may have limited life at # ☐Condenser leaking at # ☐Ice on lines at #
☐Damaged coil at # Dirty condensor coil at # ☐Leaking evaporator at #
☐Insulation damaged on refrigerant lines at # Condenser fan noisy at # ☐Not tested*
☐Performance test low at # Performance test high at # Unusual noises at unit #
☐Loose Belt at # ☐Recommend to replace pads at # ☐Replace belt at #
☐Below 65-degrees heat cycle not operated at #
☒**Recommend evaluation and repairs of system by a licensed specialist due to observations**

NOTES:

1. **The AC units were operating at the time of the inspection, however the upstairs unit and the unit in the work shop adjacent to the garage were not operating as efficiently as it should in the cooling mode. The temperature split across the <u>interior</u> supply and return duct was measured at below eighteen degrees for the units. Typically, a dirty air filter, dirty coils, poorly running compressor, low refrigerant level, etc can cause this. The units should be serviced including cleaning of the coils, refrigerant level checked, system checked for leaks, oiling of bearings, etc. and the systems re-tested. Further poor performance would require continued investigation and repairs/ or component replacement as required to insure it is operating efficiently.**
2. **The AC water condensation lines drain directly to the main home foundation such as that noted along the rear exterior. Since it has nowhere to drain but along the stem wall this creates a damp soil condition during the monsoon season and which was evident at the time of the inspection. As a precaution, we recommend an erosion control device be installed such that water is diverted away from the stem wall area. This will help maintain a more stable soil content there and help in controlling any more than normal settlement from occurring, as well as avoiding an attraction for termites.**

- **Air conditioners are not operated below 65 degrees Fahrenheit; damage to unit could result operating in lower ambient temps.**
- **Evaporative coolers are not tested if winterized.**
- **Window mounted air conditioners are not inspected.**
- **Coolant charge, line integrity, system capacity, efficiency or air volume is beyond the scope of this inspection.**

---------- ELECTRICAL ----------

Panels

☐ Defects
☒ **Appears Functional**
☐ **Repairs Needed**
☐ **Health & Safety Item**

Location of Main Disconnect: ☒At Main Panel, west exterior wall (see photo 17)
Location of Main Panel: ☒ West Exterior ☐Mounted on Lift Pole ☐Laundry room
Number of Sub Panels: ☐None ☒1 **Location(s):** Garage Interior
Service Size: **400 Amps** ☐Undetermined, no main breaker
Service: ☒Underground ☐Overhead ☐110V ☒220V
Circuits: ☒Breakers ☐Fuses: ☐Screw-in ☐Cartridge
GFCI Breakers: ☒None ☐Functional ☐Defective
Grounding: ☐Ground Rod ☐Clamp O.K. ☐Ufer ☒Undetermined

☐Deteriorated service line connections at weather head† ☐Service lines not observed ☐Service lines too close to roof†
☐Improper drip loops† ☐Damaged insulation on wire(s) ☐Double tapping (2 wires at 1 breaker) ☐Damaged breaker
☐Over six breakers with no main disconnect/substandard ☐Evidence of excessive heat at connections ☐Faulty breaker
☐Main panel appears outdated by current standards, upgrades advised ☐Breaker(s) off/fuses removed, reason unknown
☐Recommend labeling breakers ☐Breaker/fuse amperage exceeds wire capacity ☐Unprotected panel openings
☐**Recommend evaluation and repairs of system by a licensed and competent electrician due to observations**

NOTES: **1.**

Wiring

☐ Defects
☒ **Appears Functional**
☐ **Repairs Needed**
☐ **Health and Safety Item**

Wiring Type: ☒Romex ☐Conduit ☐Knob and Tube ☐
Power Cable: ☐Aluminum‡ ☒Copper ☐Undetermined ☐
Branch Wiring: ☐Aluminum‡ ☒Copper ☐Undetermined ☐Aluminum (braided)

☐Wiring in attic/sub-area mostly hidden from view ☐Apparent abandoned wiring ☐Unsecured wiring observed
☐Junction boxes missing covers ☐Exposed splices ☐Improper wiring observed ☐Unprotected termination
☐Solid aluminum wiring present, a licensed electrician familiar with this type of wiring should evaluate all connections.
☐Older knob and tube, cloth covered wiring observed, this system is still common but is old and may need replacement
☐Exposed romex below 7ft, protection recommended ☐Extension cord over 6 feet, recommend permanent wiring
☐**Recommend evaluation and repairs of system by a licensed and competent electrician due to observations**

NOTES: **1.**

Lights & Outlets

☒ Defects
☐ **Appears Functional**
☐ **Repairs Needed**
☐ **Health & Safety Item**

GFCI Outlets: ☐None ☐Functional ☒Defective ☐
Exterior Weather Covers: ☒O.K. ☐Defective ☐Missing ☐

☐Furnishings prevent testing of all outlets and switches ☐Function of some switches was not determined
☐Switch damaged ☐Damaged face plates ☒Burned out bulbs observed, recommend to replace to verify function of lights
☐Two prong (ungrounded) outlets observed, standard at the time of installation, eventual upgrading may be desirable
☐Suggest upgrading to GFCI outlets at all wet locations* ☐Reverse polarity ☐Outlet defective ☐Loose outlet
☐3-prong outlets not grounded
☒**Recommend evaluation and repairs of system by competent electrician due to observations**

NOTES:

1. **The GFCI outlets on the sides of the kitchen island would not trip when shorted or tested. These circuit interrupters are more sensitive than normal circuit breakers and therefore provide far better protection for you in these high-risk areas. Further evaluation is required by a licensed electrical specialist to determine the cause and to provide repairs or component replacement as required to insure proper operation for safety reasons.**
2. **The light at the exterior front porch would not operate with normal controls. Typically this is a matter of changing out the light bulb. The light bulbs should be replaced and the lights re-tested. If the light still does not operate further investigation would be required to determine the cause and to provide repairs as required insuring proper operation.**

- **G.F.C.I. (Ground Fault Interrupter) protection has been required in recent years for safety in wet areas, older buildings are typically not equipped with these devices but retrofitting is recommended.**
- **†Refer to utility company for repairs to service lines and connections.**
- **‡Aluminum wiring for 220v applications is known to be safe and is still in common use in all types of construction.**
- **Low voltage equipment; ground mounted lights, telephone, TV cable, & intercoms not included unless stated otherwise.**
- **Smoke detectors, motion detectors that are interfaced with security systems are not tested.**

INTERIOR

Ceilings

☐ ☒ **Appears Functional** **Material:** ☒ Drywall ☐ Plaster ☐ Acoustic Spray ☐ Wood ☐ Open beam
Defects ☒ **Repairs Needed** ☐ Suspended Ceiling Tiles ☐
☒ ***Common cracks[1]*** ☐ Large unusual cracks ☒ Evidence of patching ☐ Damaged drywall ☐ Evidence of patching
☐ Water stains ☐ Water damage ☐ Fresh coat of paint may be hiding past defects ☐ Substandard ceiling height

NOTES:

1. **There were signs of previous patches in the kitchen pantry ceiling (see photo 40). The cause could not be determined at the time of the inspection, however it is not affecting the function of the ceiling and is therefore considered cosmetic in nature. If this concerns you, they can be primed and painted as required to match the existing surface as part of general maintenance and as time allows.**

Walls

☐ ☒ **Appears Functional** **Material:** ☐ Drywall ☐ Plaster ☐ Wood ☐ Paneling ☐ Masonry ☐
Defects ☒ **Repairs Needed**
☐ Full inspection prevented by furnishings, recommend to check carefully on walk through
☒ ***Common cracks[1]*** ☐ Large unusual cracks ☒ Evidence of patching ☐ Damaged drywall ☐ Evidence of patching
☐ Water stains ☐ Water damage ☐ Fresh coat of paint may be hiding past defects ☐ Missing/loose baseboards
☐ **Recommend further evaluation by structural engineer or architect due to observations**

NOTES:

1. **There were signs of previous patches in the lower level bedroom walls (see photo 41). The cause could not be determined at the time of the inspection, however it is not affecting the function of the ceiling and is therefore considered cosmetic in nature. If this concerns you, they can be primed and painted as required to match the existing surface as part of general maintenance and as time allows.**
2. **There was a sauna installed in one of the lower level bedrooms (see photo 43). This is not included as part of this inspection. We recommend you verify its operation with the owner during your walkthrough/ or prior to close of escrow.**

Windows

☒ ☐ **Appears Functional** **Glazing:** ☐ Single Pane ☐ Dual Pane ☐ Combination of both
Defects ☐ **Repairs Needed** **Frame Material:** ☐ Aluminum ☐ Steel ☐ Wood ☐ Vinyl
Style: ☐ Sliding ☐ Fixed ☐ Single hung ☐ Double Hung ☐ Casement ☐
☐ Windows barred without quick release mechanism (must open with no tool required) ☒ Windows difficult to operate
☐ Escape window above 44" from floor at sleeping room† ☐ Escape window too small for sleeping room† ☐ Broken glass
☐ Damaged window frame ☐ Evidence of failure of dual pane seals (fogging) ☐ Window sills moisture damaged
☐ Evidence of water leaks ☐ Active leakage observed ☐ Torn screens ☐ Missing screens ☐ Weathered screens
☐ Bent screen frames ☐ Broken locks or latches ☐ Windows painted shut ☐ Unable to unlock and test as noted
☒ **Personal property restricting access to windows in some rooms, recommend to check on walk through**

NOTES:

1. **There was a large scratch(es) in the surface of the MBR window on the west exterior wall at its west end (see photo 30). The cause could not be determined at the time of the inspection, however it is highly visible and obstructs the view. We recommend the scratch(es) be buffed out or the glass pane replaced as required to restore visibility.**
2. **The window on the west wall of the master bedroom area was difficult to latch. Typically this can be caused by dirt/ or debris in the rails/ or inadequate adjustment. We recommend further investigation to determine the cause and repairs as required to insure proper operation.**

Interior Doors

☐ ☐ **Appears Functional** **Type/Style:** ☐ Hollow cores ☐ Metal ☒ Panel ☒ Solid core ☐ French/window panes
Defects ☒ **Repairs Needed** ☐ Pocket
Closet Doors: ☐ Sliding ☐ Folding ☐ Accordion ☒ Hinged ☐ Pocket ☐ None/missing
☒ Doors rub and stick ☐ Moisture damage ☐ No apparent safety glass ☐ Threshold loose ☐ Damaged doors noted
☐ Missing hardware as noted ☐ Latch(s)not operative ☐ Rollers need repair ☐ Closet doors need repair or adjustment

NOTES:

1. **One closet door in the master bedroom does not latch when closed and the other one rubs around its edges. The cause could not be determined at the time of the inspection. The doors/ or their**

mounting hardware should be adjusted as required to eliminate the rubbing and ensure they closes and latches as required.

Floors

☐ ☒**Appears Functional** **Material:** ☐Carpet ☐Sheet vinyl ☐Wood ☐Vinyl tiles ☒Hard tile ☐Marble
Defects ☐**Repairs Needed** ☐Slate
☐Full inspection prevented by furnishings, recommend to check carefully on walk through
☐Tears or gouges in vinyl tile ☐Discolored vinyl ☐Moisture damage observed ☐Spongy/weak floors
☐Damaged wood ☐Squeaky floors ☐Loose sub floor ☐Carpet damaged ☐Carpet worn excessively

NOTES: **1.**

Stairs & Lofts

☐ ☒**Appears Functional**
Defects ☐**Repairs Needed** ☐Handrail(s) missing ☐Handrail(s) loose ☐Improper height of handrail(s) ☐Low head clearance
☐**Safety Item** ☐Handrail not graspable ☐Improper size of steps ☐Improper size of landing ☐Step(s) loose
☐**Not Applicable** ☐No firewall below stairs ☐Guardrail missing ☐Guardrail loose ☐Guardrail openings substandard
☐Loft ladder damaged ☐Loft ladder loose ☐Improper height of guardrail ☐Narrow staircase

NOTES: **1.**

- **Windows in sleeping rooms must meet certain requirements for emergency egress**
- **Specifications for smoke detectors vary with requirement of individual municipalities.**
- **Hairline cracks are considered normal for most interior drywall and plaster walls and ceilings.**

INTERIOR 2

FIREPLACES & WOODSTOVES

Location #1:	Firebox: ☐Mason built ☐Prefabricated ☐Insert ☐Freestanding ☐Wood Stove Chimney: ☐Masonry ☐Metal ☐Concrete ☐Wood ☐

☐ Defects ☐**Appears Functional**
☐**Repairs Needed**
☐**Not Applicable**

☐Chimney viewed from ground due to roof style/height or other conditions at # ☐Spark arrestor needed at #
☐**Recommend evaluation by a qualified, competent fireplace and chimney technician at #**

NOTES: **1.**

- **Unlisted products may have to be inspected by homeowners insurance, requirements can vary from company to company. A listed stove is one which has been tested by recognized testing agency and is approved for use by organizations as U.L. (Underwriters Laboratory) I.C.B.O (International Conference of Building Officials) A listed wood stove shall have a identification tag permanently affixed to the stove, all clearance to combustibles must be in accordance with specifications that are advised on the identification tag.**

Ceiling Fans

☐ Defects ☒**Appears Functional** ☐Not operational ☐Out of balance ☐Light dimmer switch used for variable speed, substandard
☐**Repairs Needed** ☐Loose flange at ceiling ☐Motor noisy/hums ☐Blades bent ☐No mounting box in ceiling
☐**Not Applicable**

NOTES: **1.**

Smoke Detectors

☐ Defects ☒**Appears Functional** **Test:** ☐All detectors responded to test ☒Some responded to test ☐No response
☐**Repairs Needed** **Locations:** ☐None installed ☒Hallway(s) ☒Bedroom(s) ☐Staircase(s) ☐Entry
☐**Not Applicable**

☐No power or dead battery ☐Damaged detectors ☐Installing additional detectors recommended but not required*
☐Recommend to install C/O detectors‡ ☐Could not test, no test button/not readily accessible/part of security system
☐Detector chirping, indicates low battery ☐Detector loose/detached ☐Old detectors, replacement advisable

NOTES: **1.**

- **Carbon monoxide detectors are highly recommended for structures with gas appliances for added safety.**
- **Recommend to test all detectors upon move in. Battery backup and monthly testing of detectors is advisable**

LAUNDRY FACILITY

Plumbing

☒ Defects ☐**Appears Functional** **Location:** ☐Garage ☐Kitchen ☒Service Area ☐Hall Closet ☐ West Patio
☐**Repairs Needed** **Access:** ☒No Machines Installed ☐No Access Behind Machines ☐Limited Access
☐**Not Applicable** **Dryer:** ☐220v Service ☐Gas Piping ☒Gas and 220v service ☐No Dryer Accommodations
Laundry tub/sink: ☐None ☐Plastic ☒Metal ☐Porcelain ☐
Ventilation Material: ☐None ☐Plastic ☒Metal ☐

☐Moderate corrosion on valves/plumbing ☐Evidence of active leaks at valves ☐Damage at walls/floor from water leaks
☐Missing valve handles ☐Overflow pan recommend under washer ☐Washer drain not connected to sewer/septic system
☐Diameter of standpipe substandard ☐Improper installation of standpipe ☐Washer drains into sink (substandard)
☐Gas valve missing ☐Improper gas piping
☐Improper plumbing at sink ☐Leakage at sink plumbing ☐Loose fixture at sink ☐Damaged sink plumbing
☐Laundry tub needs secured to wall/floor

NOTES: **1. The sink in the laundry room is slow to drain. Typically it is a matter of cleaning out the drain lines just past the stopper or under the stopper as debris tends to accumulate there over time. These areas should be cleaned and the tub re-tested. If slow drain persists, a licensed plumber should be called to determine the cause and to provide repairs as required to insure proper drainage.**

Dryer Ventilation

☐ ☒ **Appears Functional**
Defects ☐ **Repairs Needed**
☐ **Not Applicable**

☐ Recommend venting to exterior ☐ Vent pipe disconnected ☐ Vent pipe kinked
☐ Vent hood missing at exterior ☐ Flex piping too long, metal duct needed

NOTES: **1.**

Exhaust Fan

☐ ☒ **Appears Functional**
Defects ☐ **Repairs Needed**
☐ **Not Applicable**

☐ Not ducted to exterior/ ducting air leaks ☐ Non-operational
☐ Noisy during operation ☐ No fan, but one required
☐ Recommend additional venting

NOTES: **1.**

Venting (Gas Dryers Only)

☐ ☒ **Appears Functional**
Defects ☐ **Repairs needed**
☐ **Heath & Safety Item**
☐ **Not Applicable**

☐ Soot in vent pipe at # ☐ Rust in vent chamber at # ☐ Single wall piping at #
☐ Clogged draft diverter at # ☐ inadequate clearance to combustibles at #
☐ Improper rise of vent pipe at # ☐ Suspect asbestos material on/near vent pipe at #

NOTES: **1.**

Combustion Air (Gas Dryers only)

☐ ☒ **Appears Functional**
Defects ☐ **Repairs needed**
☐ **Health & Safety Item**
☐ **Not Applicable**

☐ Insufficient air supply for combustion at # Addition of upper and lower vents advised at #
☐ Combustion and return air sources are too close or mixing at #
☐ Recommend sealing gaps along door enclosure at #

NOTES: **1.**

- **Washers and Dryers are considered personal property and not included in this inspection.**
- **Condo style units often have shared laundry facilities that are not included in this report**
- **Inspector dose not test supply lines (prone to leakage).**
- **Recommend to replace rubber hoses yearly on washers within living space to avoid undue water damage from hose rupture.**

GARAGE

Interior

☐ ☒ **Appears Functional** **Walls:** ☒ Drywall ☐ Wood ☐ Unfinished ☐

Defects ☐ **Repairs Needed** **Flooring:** ☒ Concrete slab ☐ Asphalt ☐ Wood ☐ Unpaved ☐

☐ **Safety Item** **Door to Interior:** ☒ Solid core ☐ Hollow core ☐ Metal ☐ None ☐

☐ **Not Applicable** **Observable Area:** Floor: 90% Walls: 90% **Size:** ☒ **Garage: Three-car** ☐ **Carport**

☐ Pet door compromises integrity of fire wall/door ☐ Firewall missing ☐ Firewall damaged ☐ Fire door damaged

☐ Solid core door to interior needed for fire safety ☐ Walls moisture damaged ☐ Damaged walls due to vehicle impact

☐ Self closing devise missing on door to interior ☐ Typical oil stains ☐ Excessive oil stains ☐ Damaged/rough floor

☒ **Full inspection prevented by storage/vehicles, recommend to check carefully on walk through (see photo**

NOTES: **1.**

Vehicle Doors

☐ ☐ **Appears Functional** **Number of Doors:** 3 **Number of Automatic Openers:** 3

Defects ☒ **Repairs Needed** **Garage Door Type:** ☐ Tilt up ☒ Roll up ☐ Swing out ☐ Sliding ☐

☒ **Safety Item** **Door Material:** ☐ Wood ☒ Metal ☐ Vinyl ☐ Glass ☐

☐ **Not Applicable** **Insulated:** ☒ Yes ☐ No ☐ Undetermined ☐

☐ Damaged components ☐ Loose hinges ☐ Loose track ☐ Moisture damage ☐ Door warped ☐ Door sags

☐ Adjustment of spring tension needed* ☐ Recommend adjusting sensitivity of auto reverse ☐ Safety reverse defective

☐ Infrared safety reverse not installed ☐ Broken glass panes ☐ Untested, locked / blocked ☐ Switch not functional

.

NOTES:

1. **The electric eye sensors for the automatic reverse mechanism of the two southernmost garage door openers are installed too high (see photo 12). This can allow a small child or pet to get under the sensors and possible injure themselves in the event the door is closed on them. The eye sensors should be adjusted to a maximum four to six inches from the ground for safety reasons.**
2. **There was mismatch paint on the garage door exterior surface (see photo 8). The cause could not be determined at the time of the inspection. The mismatch paint is not affecting the function of the door surface and is therefore considered cosmetic in nature. If this concerns you, these areas can be primed and painted to match the existing surface as part of general maintenance and as time allows.**

- **Spring tension requires trained service persons to perform adjustments.**
- **Condo style units often have shared parking structures that are not included in this report.**
- **Determining actual fire rating of doors and walls are outside the scope of this inspection.**
- **Infrared safety devises are not found on older type openers, upgrade kits are available**
- **Less than 100% observable area of the garage or carport interior may be due to storage or parked vehicles.**

KITCHEN

Counter & Cabinets

☐ ☒ **Appears Functional**
Defects ☐ **Repairs Needed**

Counter Type: ☐ Tile ☐ Formica ☐ Wood ☐ Corian ☒ Granite

☒ *Typical wear for age* ☐ Moderate wear ☐ Excessive wear ☐ Chipped counter tops
☐ Cracks in counter top ☐ De-lamination of counters in places ☐ Handles/knobs missing
☐ Drawers rub and stick ☐ Drawer tracks damaged ☐ Door hinges loose ☐ Door hinges damaged
☐ Damage at drawer bottoms/face ☐ Missing knobs/handles ☐ Recommend to re-grout ceramic tiles
☐ Moderate moisture damage under sink ☐ Excessive moisture damage under sink ☐ Doors damaged
☐ Moisture stains under sink from past leaks, unable to determine active leaks at plumbing
☐ **View of counters restricted due to personal property check carefully on walk through**

NOTES: 1.

Range or Cook top

☐ ☒ **Appears Functional**
Defects ☐ **Repairs Needed**
☐ **Not Applicable**

Energy Source: ☒ Gas ☐ Electric ☒ Combination ☐

☐ Older unit, may have limited life ☐ No visible shut off valve ☐ Burner(s) not operative
☐ Broken temperate glass ☐ Hood fan not operative ☐ Hood light not operative

NOTES: 1.

Ovens

☐ ☒ **Appears Functional**
Defects ☐ **Repairs Needed**
☐ **Not Applicable**

Energy Source: ☒ Gas ☐ Electric ☒ Combination ☐
Number of Ovens: 1 ☒ Integral of Range ☐ Separate

☐ Older unit, may have limited life ☐ Non-operational ☐ Element not operative
☐ Unusual flame pattern ☐ Electric ignition not operative ☐ Pilot not lit ☐ Damaged door

NOTES: 1.

Dishwasher

☐ ☒ **Appears Functional**
Defects ☐ **Repairs Needed**
☐ **Not Applicable**

Air Gap: ☐ Devise ☒ High Loop Method ☐ Check valve ☐ None Installed

☐ Older unit, may have limited life ☐ Unit did not drain ☐ Leaking observed
☐ Damaged door ☐ Rusted racks ☐ Needs secured to counter ☐ Non-operational

NOTES: 1.

Garbage Disposal

☐ ☒ **Appears Functional**
Defects ☐ **Repairs Needed**
☐ **Not Applicable**

☐ Older unit, may have limited life ☐ Non-operational or jammed ☐ Unit makes unusual noise
☐ Leakage observed at sink flange ☐ Leakage observed at waste pipe ☐ Unit badly rusted

NOTES: 1.

Kitchen Plumbing

☐ ☒ **Appears Functional**
Defects ☐ **Repairs Needed**
☐ **Not Applicable**

☐ Evidence of leakage below sink, location undetermined . ☐ Leaking observed at supply lines
☐ Leakage observed at drainage lines ☐ Moderate corrosion ☐ Excessive corrosion
☐ View below sink restricted by supplies, etc. ☐ Faucet leaks at handle ☐ Damaged faucet
☐ **Recommend evaluation by a licensed plumbing specialist based on observations.**

NOTES: 1.

Exhaust Fan

☐ ☒ **Appears Functional**
Defects ☐ **Repairs Needed**
☐ **Not Applicable**

☐ Not ducted to exterior/ ducting air leaks ☐ Non-operational
☐ Noisy during operation ☐ No fan, but one required

NOTES: 1.

Special Feature Appliances

☐ ☒ **Appears Functional** ☐ **Trash Compactor** ☒ **Built-in Microwave** ☒ **Central Vacuum**

Defects ☐ **Repairs Needed**
☐ **Not Applicable**

☐ Non-operational ☐ Older unit, may have limited life ☐ Light not operative ☐ Damaged switch
☐ Damaged door ☐ Needs secured to counter/cabinet ☐ Knobs missing ☐ Needs cleaning

NOTES: 1. **There was a central vacuum system installed in the home (see photo 25). It is not included as part of this home inspection. We recommend you verify its operation with the current owner during your walkthrough/ or prior to close of escrow to ensure it is in good operating condition.**

- **Appliances normally checked for basic functions are sinks, disposals, ovens, cook tops, and dishwashers. Refrigerators, freezers and ice makers are not inspected.**
- **Water purifiers, instant hot water makers, built-in toasters, can openers, coffee makers and blenders are not within the scope of this inspection.**
- **Trash compacting capability cannot be determined without adding maximum capacity of trash.**
- **Central vacuums are tested for power supply only, testing suction intensity and operation at each connection port is not included.**

---------- BATHROOMS ----------

Location #1: Downstairs Hallway, ½ Bath	**Location #2:** Master Bedroom	**Location #3:** Downstairs Jack/ Jill, Full Bath
Location #4: Downstairs East Bathroom, Full	**Location #5:**	**Location #6:**

Showers

☐ ☒ **Appears Functional**
Defects ☐ **Repairs Needed**
☐ **Not Applicable**

☐ Hot and cold reversed at # ☐ Broken handles at # ☐ Handles missing at #
☐ Slow draining observed at # ☐ Unable to shut off, leaking continually at #
☐ Moisture damage at wall/floor at # ☐ Caulking needed at fixtures/base/sides at #
☐ Cracked/broken or loose tiles at # ☐ Cracked or broken surround at #
☐ No apparent safety glass for enclosure at # ☐ Damaged enclosure door at #
☐ Enclosure door needs adjustment ☐ No enclosure at # ☐ No shower head at #
☐ **Recommend evaluation by a licensed plumbing specialist based on observations.**

NOTES: **1.**

Tubs

☒ ☐ **Appears Functional**
Defects ☐ **Repairs Needed**
☐ **Not Applicable**

☐ Hot and cold reversed at # ☐ Minor chips/damage observed at #
☐ Slow draining observed at # 1 ☐ Caulking needed along tub rim/base at #
☐ Moderate corrosion at tub at # ☐ Unable to shut off, leaking continually at #
☐ Leaking valve(s) at # ☐ Excessive damage at # ☐ No drain plug at #
☒ **Recommend evaluation by a licensed plumbing specialist based on observations.**

NOTES:

1. **The diverter valve for the tub in the MBR bathroom would not operate, i.e. divert water from the spigot to the hand held shower head. The cause could not be determined at the time of the inspection. Further evaluation is required by a licensed plumbing specialist to determine the cause and if repairs or fixture replacement is required to ensure proper operation.**
2. **There was a water leak in the plumbing joints for the jets to the Jacuzzi tub (see photo 44). The cause could not be determined at the time of the inspection. Further investigation is required by a licensed plumbing specialist to determine the cause and to provide repairs as required to insure proper operation. After repairs the Jacuzzi tub and its associated plumbing should be re-tested as required to ensure there are no other areas of water leakage.**

Toilets

☐ ☒ **Appears Functional**
Defects ☐ **Repairs Needed**

☐ Toilet runs continually at # 1 ☐ Leaking observed around base at #
☐ Flush valve leaks in tank at # ☐ Toilet mounting loose at # 1
☐ Caulking around base needs replaced at # 1 ☐ Cracked toilet bowl or tank at #
☐ **Recommend evaluation by a licensed plumbing specialist based on observations.**

NOTES: **1.**

Sinks

☒ ☐ **Appears Functional**
Defects ☐ **Repairs Needed**

☐ Hot and cold reversed at # ☐ Water hammer noted at # ☐ Chipped sink(s) at #
☐ Leaking observed at supply lines at # ☐ Leakage observed at drainage lines at #
☐ Damage to vanity due to leakage below sink at # . ☒ Sinks drain slowly
☐ Moderate corrosion at # ☐ Excessive corrosion at # ☐ Damaged faucet at #
☐ View below sink(s) restricted by supplies, etc. at # 1 & 2 ☐ Faucet leaking at handle at #
☒ **Recommend evaluation by a licensed plumbing specialist based on observations.**

NOTES:

1. **The sinks in the downstairs jack and jill bathroom right sink and left sink in the downstairs east bedroom were slow to drain. Typically in sinks this is caused by debris just downstream of the stopper/ or inside of the drain line under the sink. These areas should be cleared and the system re-tested. If slow draining still occurs a certified licensed plumber should be obtained to determine the cause and to ensure the drains lines are in good operating condition.**

Heating

☐ ☒ **Appears Functional** **Type:** ☐ Heat lamps ☐ Electric heater(s) ☒ Heating by central furnace ☐
Defects ☐ **Repairs Needed**
☐ **Not Applicable**

☐ No heat source at # ☐ Heat lamp not operable at # ☐ Not tested as noted
☐ Heater not operating at # ☐ Heat lamp bulb not installed at #
☐ Heater fan is noisy at # ☐ Towel rack above electric heater (hazard) at #

NOTES: **1.**

Ventilation

☐ ☒ **Appears Functional** **Type:** ☒ Vent fan(s) ☐ Window(s) only ☐ Vent fan(s) and window(s)
Defects ☐ **Repairs Needed**
☐ **Not Applicable**

☐ Fan not operating at # ☐ Window blocked at # ☐ Window damaged at #
☐ Noisy fan at # 1 ☐ Window operates with difficulty open at # ☐ No vent at #

NOTES: **1.**

SUMMARY REPORT

IMPORTANT NOTICE: It is essential that you read the entire building inspection report for complete inspection details.

PAGE/PHASE	SUBSECTION	REPAIRS/EVALUATION NEEDED
HEALTH AND SAFETY ITEM		***RECOMMEND EVALUATION AND REPAIR AS NEEDED BY A SPECIALTY TRADESPERSON.***
o Twenty-two/ Plumbing	Water Heater	The water temperature measured at the faucets was 144 degrees F. Above 125 degrees F could potentially cause scalding during normal use. We recommend the temperature of the water be adjusted to a lower temperature level for safety reasons.
o Twenty-three/ Plumbing	Fire Sprinkler	The fire sprinkler system was not tested as part of this inspection. This system should be tested, and its certification updated prior to the take-over of this home. We recommend you call the local fire safety marshal for an appointment.
o Twenty-seven/ Electrical	Lights & Outlets	The GFCI outlets on the sides of the kitchen island would not trip when shorted or tested. These circuit interrupters are more sensitive than normal circuit breakers and therefore provide far better protection for you in these high-risk areas. Further evaluation is required by a licensed electrical specialist to determine the cause and to provide repairs or component replacement as required to insure proper operation for safety reasons.
o Thirty-two/ Garage	Vehicle Doors	The electric eye sensors for the automatic reverse mechanism of the two southernmost garage door openers are installed too high (see photo 12). This can allow a small child or pet to get under the sensors and possible injure themselves in the event the door is closed on them. The eye sensors should be adjusted to a maximum four to six inches from the ground for safety reasons.
DEFECTS or FUNCTIONAL CONCERNS		***RECOMMEND EVALUATION AND REPAIR AS NEEDED BY A SPECIALTY TRADESPERSON.***
o Twenty/ Roofs	Main Roof	There were slipped tiles noted at: o the roof slope above and just east of the front entry (see photo 19) o the top of the round and tower tile roof slopes (see photos 32, 34, 36 & 37) This exposes the underlayment and can allow water to penetrate under the concrete tiles and leak to the areas below them. All slipped tiles noted above should be re-positioned and secured and the entire roof re-inspected during repair for any other slipped tiles either on the upper or lower levels that would require repair to prevent the potential of moisture entry. The rubber membrane roof surface at the NW area of the home was buckled more than the other similarly coated areas (see photo 35). The cause could not be determined at the time of the inspection, however this can allow an excessive amount of ponding at these areas. Further investigation is required by a licensed roofing specialist to determine if the installation is adequate or the repairs that might be required to ensure proper drainage is obtained.

○ Twenty-three/ Plumbing	Plumbing System	The indicator at the water meter would spin slowly with all the water turned off inside of the home. This typically indicates that there is a continuous water leak in the main, supply, or sprinkler system plumbing systems. Further investigation is required by a licensed plumber to determine the cause and to provide repairs as required to eliminate all water leaks and insure the entire plumbing system is operating properly. There is a sewer manhole at the SE corner of the property (see photo 10). This is not affecting the plumbing system, however it may not allow the installation of a pool at/ or around this area if planned. We recommend you verify with the city its location and requirements in the event you want to install landscaping or other structures around this area.
○ Twenty-six/Air Conditioner		The AC units were operating at the time of the inspection, however the upstairs unit and the unit in the work shop adjacent to the garage were not operating as efficiently as it should in the cooling mode. The temperature split across the interior supply and return duct was measured at below eighteen degrees for the units. Typically, a dirty air filter, dirty coils, poorly running compressor, low refrigerant level, etc can cause this. The units should be serviced including cleaning of the coils, refrigerant level checked, system checked for leaks, oiling of bearings, etc. and the systems re-tested. Further poor performance would require continued investigation and repairs/ or component replacement as required to insure it is operating efficiently.
○ TWenty-eight/ Interior	Windows	There was a large scratch(es) in the surface of the MBR window on the west exterior wall at its west end (see photo 30). The cause could not be determined at the time of the inspection, however it is highly visible and obstructs the view. We recommend the scratch(es) be buffed out or the glass pane replaced as required to restore visibility.
○ Thirty/ Interior 2	Laundry Facility	The sink in the laundry room is slow to drain. Typically it is a matter of cleaning out the drain lines just past the stopper or under the stopper as debris tends to accumulate there over time. These areas should be cleaned and the tub re-tested. If slow drain persists, a licensed plumber should be called to determine the cause and to provide repairs as required to insure proper drainage.
○ Thirty-four/ Kitchen	Special Appliances	There was a central vacuum system installed in the home (see photo 25). It is not included as part of this home inspection. We recommend you verify its operation with the current owner during your walkthrough/ or prior to close of escrow to ensure it is in good operating condition.
○ Thirty-five/ Bathrooms	Tubs	The diverter valve for the tub in the MBR bathroom would not operate, i.e. divert water from the spigot to the hand held shower head. The cause could not be determined at the time of the inspection. Further evaluation is required by a licensed plumbing specialist to determine the cause and if repairs or fixture replacement is required to ensure proper operation. There was a water leak in the plumbing joints for the jets to the Jacuzzi tub (see photo 44). The cause could not be determined at the time of the inspection. Further investigation is required by a licensed plumbing specialist to determine the cause and to provide repairs as required to insure proper operation. After repairs the Jacuzzi tub and its associated plumbing should be re-tested as

		required to ensure there are no other areas of water leakage.
	Sinks	The sinks in the downstairs jack and jill bathroom right sink and left sink in the downstairs east bedroom were slow to drain. Typically in sinks this is caused by debris just downstream of the stopper/ or inside of the drain line under the sink. These areas should be cleared and the system re-tested. If slow draining still occurs a certified licensed plumber should be obtained to determine the cause and to ensure the drains lines are in good operating condition.

REPAIRS NEEDED or FUNCTIONAL CONCERNS		***THIS WORK CAN BE PERFORMED BY A KNOWLEDGEABLE HOMEOWNER OR HANDYMAN.***
○ **Fourteen/ Exterior Grounds**	**Fences & Gates**	**There were no drain holes along the bottom edge of the west wall at its north end and rear exterior HVAC wall at its west end (see photos 11 & 16). This does not allow any water runoff from the roof to drain from these areas. We recommend drain holes be installed and the areas graded to insure water drains away from the main home foundation areas. This will maintain a more stable soil content there and help in preventing any more than normal settlement from occurring. We mention this because water accumulation near the foundation and foundation supports is a frequent source or contributor to its movement/ or settlement and can also be a source of attraction for termites.**
	Visual Grade & Drainage	**There was a negative grade and low spot along the front exterior at its east end (see photos 3 & 4). This can allow water to drain/ or accumulate near the main home foundation. Provisions should be made such as improved grading, or the installation of gutters & downspouts, French drains, etc. to insure that water drains away from the foundation. Also, the watering of plants in this area should be monitored so that an excessive amount of moisture does not accumulate as a result. This will maintain a more stable soil content there and help in preventing any more than normal settlement from occurring. We mention this because water accumulation near the foundation and foundation supports is a frequent source or contributor to its movement/ or settlement and can also be a source of attraction for termites.**
		There was no access for water to drain from flower bed areas along the east exterior (see photo 3). This can allow water to drain/ or accumulate near the main home foundation. Provisions should be made such as improved grading, or the installation of gutters & downspouts, French drains, etc. to insure that water drains away from the foundation. Also, the watering of plants in this area should be monitored so that an excessive amount of moisture does not accumulate as a result. This will maintain a more stable soil content there and help in preventing any more than normal settlement from occurring. We mention this because water accumulation near the foundation and foundation supports is a frequent source or contributor to its movement/ or settlement and can also be a source of attraction for termites.
		There was a drain line provided for water to drain from the front courtyard area (see photo 14). The drain line was not tested as part of this inspection. We recommend the drain be tested and periodically maintained as required to ensure adequate drainage

		is obtained and maintained.
○ Seventeen/Structure Exterior	Doors	The rear exterior door from the work room does not close and latch. This does not allow the door to be locked with its standard hardware, which can allow for unwanted entry. The exterior door and its latching mechanism should be repaired or replaced as required to insure the door can be closed and locked with the standard door hardware. There was no weather stripping around the perimeter of the exterior door from the rear work room to the garage (see photo 27). This can allow conditioned air to escape, as well as, allowing dirt and debris to enter inside the interior of the home. Weather stripping should be installed around the perimeter of this door as required to provide proper protection and help improve the overall energy efficiency of the home.
○ Twenty-three/ Plumbing	Sprinkler System	The sprinkler system was tested with the controller in the manual mode and found to have water leaks in the underground plumbing system at: ○ along the front exterior west end gravel landscaped area (see photo 15) This can cause excessive water usage during normal operation. Further investigation is required to determine the cause and any damaged or worn components repaired or replaced as required to eliminate the water leakage. After repairs are completed the entire sprinkler system should be re-tested to insure the system and its components are operating properly and that there are no other areas of water leakage.
○ Twenty-four/Air Management	Filters	The air filters were dirty/ or missing and in need of replacement. Periodic changing of the filter is recommended to insure proper efficiency of the HVAC system.
○ Twenty-seven/ Electrical	Lights & Outlets	The light at the exterior front porch would not operate with normal controls. Typically this is a matter of changing out the light bulb. The light bulbs should be replaced and the lights re-tested. If the light still does not operate further investigation would be required to determine the cause and to provide repairs as required insuring proper operation.
○ Twenty-eight/ Interior	Walls	There was a sauna installed in one of the lower level bedrooms (see photo 43). This is not included as part of this inspection. We recommend you verify its operation with the owner during your walkthrough/ or prior to close of escrow.
	Windows	The window on the west wall of the master bedroom area was difficult to latch. Typically this can be caused by dirt/ or debris in the rails/ or inadequate adjustment. We recommend further investigation to determine the cause and repairs as required to insure proper operation.
	Interior Doors	One closet door in the master bedroom does not latch when closed and the other one rubs around its edges. The cause could not be determined at the time of the inspection. The doors/ or their mounting hardware should be adjusted as required to eliminate the rubbing and ensure they closes and latches as required.

Photo 1: Front exterior view east end.

Photo 2: Front exterior view west end.

Photo 3: Rear exterior view east end. No access for water to drain and low spot at NE corner.

Photo 4: Low spot at NE corner of home. Water flow intended to flow west to natural wash.

Photo 5: Fire sprinkler system view east exterior wall.

Photo 6: View of drainage along west edge of home. Minor erosion along base of masonry wall.

Photo 7: Stain wear on front entry door surface.

Photo 8: Paint mismatch on exterior surface of garage door.

Photo 9: Garage interior view.

Photo 10: City sewer manhole at SE corner of property.

Photo 11: No access for water to drain from rear HVAC installation area.

Photo 12: Electronic eyes installed at too high a level at two southernmost garage doors.

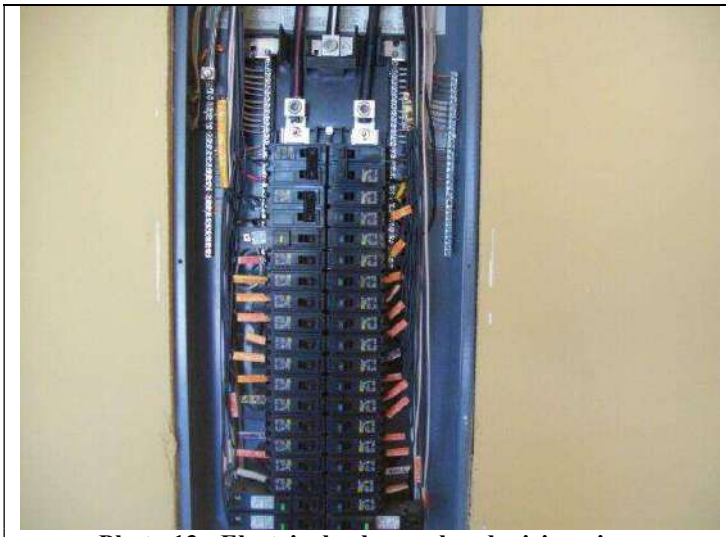

Photo 13: Electrical sub-panel and wiring view.

Photo 14: Drain line in front courtyard area.

Photo 15: Signs of potential underground sprinkler system leak along front exterior at its west end.

Photo 16: No weep holes noted at base of west masonry wall at its north end.

Photo 17: Main electrical service panel and wiring view.

Photo 18: West patio view looking south.

Photo 19: Slipped roof tiles above and east of front entry.

Photo 20: Top of front entry masonry wall not filled.

Photo 21: Main house concrete tile and rubber membrane roof surfaces view, typical.

Photo 22: View of drainage along west edge of home. Minor erosion along base of masonry wall.

Photo 23: West exterior view of home.

Photo 24: View of drainage along west edge of home. Minor erosion along base of masonry wall.

Photo 25: Vacuum system view on garage interior wall.

Photo 26: Gas water heater and water softener installation in work room closet area.

Photo 27: No weather stripping on entry door to conditioned work room off garage area.

Photo 28: Attic view showing wood truss and sheathing installations.

Photo 29: Main house concrete tile roof surface view west slope and typical.

Photo 30: Scratching on surface of west exterior window upper level.

Photo 31: Upper level deck surface view, typical.

Photo 32: Slipped and unsecured tiles on round tower tile surface and typical of these areas.

Photo 33: Main house concrete tile and rubber membrane roof surface view, typical.

Photo 34: Slipped and unsecured tiles on round tower tile surface and typical of these areas.

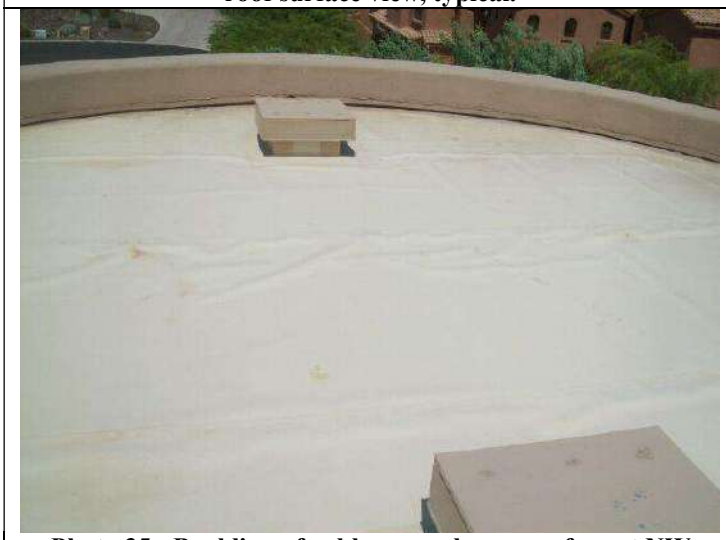

Photo 35: Buckling of rubber membrane surface at NW corner of home.

Photo 36: Slipped and unsecured tiles on round tower tile surface and typical of these areas.

Photo 37: Slipped and unsecured tiles on round tower tile surface and typical of these areas.

Photo 38: Main house concrete tile and rubber membrane roof surface view, typical.

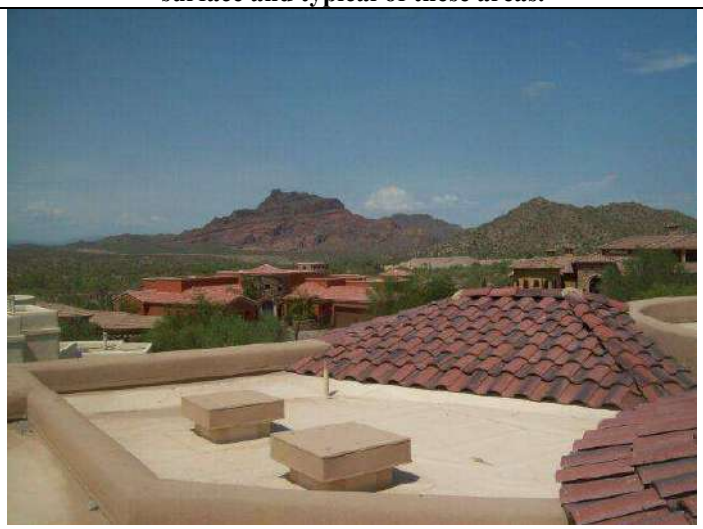

Photo 39: Main house concrete tile and rubber membrane roof surface view, typical & view of north mountain range.

Photo 40: Patch not painted in kitchen pantry area.

Photo 41: Patch not painted in lower level bedroom.

Photo 42: HVAC air handler/ evaporative coil unit in closet area

Photo 43: Sauna in lower level bedroom not tested.

Photo 44: Water leak in plumbing joint for MBR bathroom Jacuzzi tub pump.