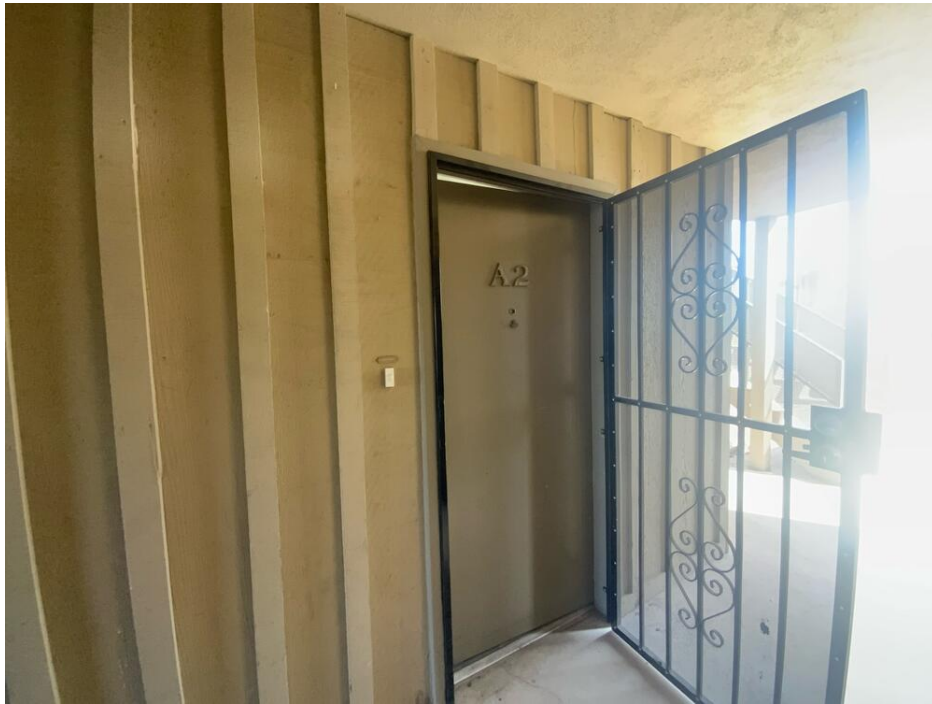




ALWAYS FAITHFUL HOME INSPECTION LLC

5203495641

<http://alwaysfaithfulhomeinspection.com/>



PROPERTY INSPECTION REPORT

1234 Main Street
Tucson, AZ 85746

Buyer Name
11/20/2024 9:00AM



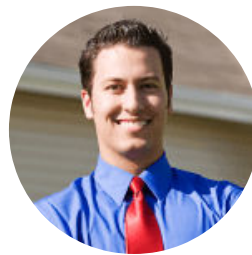
Inspector

Celia Webb

License #71570

5203495641

celia.alwaysfaithful@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

TABLE OF CONTENTS

| | |
|--------------------------|----|
| 1: Inspection Details | 5 |
| 2: Structural components | 6 |
| 3: Attic | 11 |
| 4: Exterior | 14 |
| 5: Plumbing | 19 |
| 6: Electrical | 21 |
| 7: Heat/AC | 23 |
| 8: Master Bedroom | 28 |
| 9: Master Bathroom | 33 |
| 10: Hall Bedroom 1 | 41 |
| 11: Hall Bathroom | 46 |
| 12: Hallway | 55 |
| 13: Water Heater | 59 |
| 14: Laundry | 60 |
| 15: Living Room | 63 |
| 16: Kitchen | 70 |
| Standards of Practice | 77 |

SUMMARY

115

ITEMS INSPECTED

49

RECOMMENDATION

3

SAFETY HAZARD

- ⊖ 2.5.1 Structural components - Eaves & Facia: Peeling/missing paint
- ⊖ 2.6.1 Structural components - Structural walls: Siding Penetrations
- ⊖ 2.6.2 Structural components - Structural walls: Staining
- ⊖ 3.2.1 Attic - Attic and Insulation: No Insulation Noted
- ⊖ 3.2.2 Attic - Attic and Insulation: Evidence of Previous Water Staining
- ⚠ 3.3.1 Attic - Electrical: Open electrical connections
- ⚠ 4.4.1 Exterior - Patio/Porch Condition: GFCI worn
- ⊖ 4.4.2 Exterior - Patio/Porch Condition: Water Staining
- ⊖ 4.4.3 Exterior - Patio/Porch Condition: Missing exterior light fixture
- ⊖ 4.4.4 Exterior - Patio/Porch Condition: Contacting frame
- ⊖ 4.4.5 Exterior - Patio/Porch Condition: No power
- ⊖ 5.1.1 Plumbing - Supply and Waste Plumbing: Galvanized/Cast Iron Drain Line
- ⊖ 5.1.2 Plumbing - Supply and Waste Plumbing: Apparent asbestos
- ⊖ 7.1.1 Heat/AC - AC Compress Condition: Insufficient cooling
- ⊖ 7.2.1 Heat/AC - Heater Condition: Older Furnace
- ⊖ 7.2.2 Heat/AC - Heater Condition: Insufficient heat
- ⊖ 7.2.3 Heat/AC - Heater Condition: Exposed wiring
- ⊖ 8.1.1 Master Bedroom - Doors: Door Contacting Frame
- ⊖ 8.1.2 Master Bedroom - Doors: Door does not engage
- ⊖ 8.9.1 Master Bedroom - Electrical: Open Ground
- ⊖ 8.10.1 Master Bedroom - Window Condition: Broken Pane
- ⊖ 8.10.2 Master Bedroom - Window Condition: Broken/Missing Locking Hardware
- ⊖ 9.2.1 Master Bathroom - Ceiling: Water Staining/Damage
- ⊖ 9.10.1 Master Bathroom - Sinks Condition: Seepage
- ⊖ 9.10.2 Master Bathroom - Sinks Condition: Leaks under sink
- ⊖ 9.10.3 Master Bathroom - Sinks Condition: Drain Plug Disconnected
- ⊖ 9.13.1 Master Bathroom - Shower Condition: Caulk/grout Voids/Deterioration
- ⊖ 10.3.1 Hall Bedroom 1 - Ceiling Fans: Out of balance

- ⊖ 10.6.1 Hall Bedroom 1 - Wall Condition: Water staining/damage
- ⊖ 10.8.1 Hall Bedroom 1 - Closets: Door Out of Adjustment
- ⊖ 10.9.1 Hall Bedroom 1 - Electrical: Open Ground
- ⊖ 11.1.1 Hall Bathroom - Doors: Contacting Frame
- ⊖ 11.2.1 Hall Bathroom - Ceiling: Water Staining/Damage
- ⊖ 11.2.2 Hall Bathroom - Ceiling: Apparent Microbial Growth
- ⊖ 11.10.1 Hall Bathroom - Sinks Condition: Not attached
- ⊖ 11.13.1 Hall Bathroom - Shower Condition: Caulk/grout Voids
- ⊖ 11.13.2 Hall Bathroom - Shower Condition: Leak at shower handle
- ⊖ 11.13.3 Hall Bathroom - Shower Condition: Mixing Valve Inop
- ⊖ 11.13.4 Hall Bathroom - Shower Condition: No cold water
- ⊖ 12.1.1 Hallway - Ceiling: Previous repairs
- ⊖ 12.3.1 Hallway - Flooring: Damaged grout observed
- ⊖ 14.9.1 Laundry - Dryer Vent: Dryer Exhaust Grill Missing
- ⊖ 15.3.1 Living Room - Doors: Exterior Door weather stripping
- ⊖ 15.3.2 Living Room - Doors: Door does not lock
- ⊖ 15.3.3 Living Room - Doors: Loose/missing hardware
- ⊖ 15.4.1 Living Room - Ceiling: Drywall Tape Deterioration
- ⊖ 15.4.2 Living Room - Ceiling: Ceiling cracked
- ⊖ 15.8.1 Living Room - Flooring: Cracked floor tiles
- ⊖ 15.10.1 Living Room - Electrical: Open Ground
- ⊖ 16.9.1 Kitchen - Dishwasher Condition: Drain Line High Loop
- ⚠ 16.11.1 Kitchen - Electrical: GFCI Worn
- ⊖ 16.12.1 Kitchen - Exhaust Fan: Filter missing

2: STRUCTURAL COMPONENTS

| | | IN | NI | NP | O |
|-----|--------------------------------------|----|----|----|---|
| 2.1 | Roof condition | | X | | |
| 2.2 | Roof drainage | | X | | |
| 2.3 | Vent Caps | | X | | |
| 2.4 | Flashing | | X | | |
| 2.5 | Eaves & Facia | X | | | |
| 2.6 | Structural walls | X | | | |
| 2.7 | Foundation Condition/Floor structure | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Roof condition: Inspection Method
Omitted

Roof drainage: Type of drainage
Unknown

Flashing: None
Condo does not have direct connection to roof on second story.

Foundation Condition/Floor structure: Foundation Type
Slab on grade

Foundation Condition/Floor structure: Grading Condition
Appears satisfactory and functional at the time of the inspection.



Roof condition: Roofing Type and Material - Main Structure
Truss system

Our roofing evaluation is limited to what can be seen without removing any of the roofing material and limited to the conditions present during the time of the inspection. The visible portions appeared satisfactory and functional. If any defects were found, they will be listed below, or in the summary. It is virtually impossible for anyone to determine if a roof is leaking without being able to see the active leak in progress. Even water staining in the attic could have been repaired, and would require an investigation with corroborative evidence to determine if it is active or not. Such evidence could also be readily concealed. As our evaluation does not include any guarantee against leaks, it is recommended to have a roofing contractor come out and perform a more in depth inspection to evaluate condition and required repairs. It is also recommended to have the service scheduled well before the close of escrow, because installation/repair methods vary from manufacturer to manufacturer and additional defects may be uncovered by a specialist.

Roof condition: Roofing Type - Patio

None

Patio roof appears satisfactory and functional at the time of inspection. If any defects are noted, they will be listed below or in the summary.

Eaves & Fascia: Eaves and Fascia Board Condition

Appears satisfactory and functional at the time of the inspection.

**Structural walls: Wall structure**

Framed

Wall Structure condition was visually inspected where accessible. If any adverse conditions were found at the time of the inspection, please refer to summary, and the corresponding pictures on report.

Structural walls: Wall cladding/siding

Wood Paneling

Siding appears to be in satisfactory condition in all or most of the areas. If any defects were noted, they will be included below, or in the summary.



Structural walls: Flashing and trim

The trim at windows, doors and openings appears satisfactory. The flashing below the cladding is not visible. The interior areas were visually inspected for moisture and any defects will be noted below or in the summary.



Foundation Condition/Floor structure: Method of observation

Limited access: Unable to observe for latent defects, Exterior visual

Foundation inspection is limited to what is readily visible. Most foundation is covered by flooring. If any defects are noted, they will be listed below or in the summary.

Foundation Condition/Floor structure: Foundation Condition/Floor structure

Concrete

Foundation/Flooring Structure appears functional at the time of inspection. On two story homes and second story units, the floor is usually wood frame. If any defects were noted that affect the entire structure, they will be listed on their respective sections. When no defects are noted, these conditions only apply to the visually available areas. Future conditions and latent defects not currently visible are out of the scope of this inspection. If any outside concerns arise, recommend licensed contractor or structural engineer to evaluate.

Foundation Condition/Floor structure: Minor Settling Cracks

Minor settling cracks noted in the exterior foundation perimeter. Cracks do not appear to be active but should be monitored for continued growth/deterioration.



Limitations

Roof condition

NO ROOF INSPECTION

Unit is a condo at the basement/first floor of building. No easy access to roof noted and/or no portion of roof was noted to be directly related to the unit.

Vent Caps

UNABLE TO REACH.

Vent caps are on second story roof and inaccessible to inspector due to ladder height.

Observations

2.5.1 Eaves & Facia

PEELING/MISSING PAINT

Peeling/missing paint along eaves/fascia board. Recommend painting to prevent wood damage.

Recommendation

Contact a qualified professional.



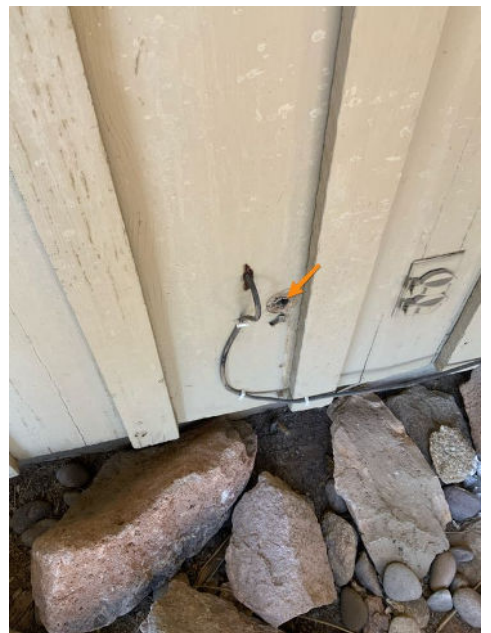
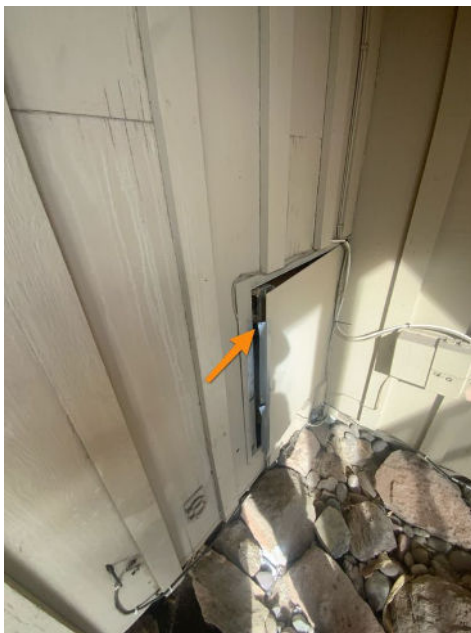
2.6.1 Structural walls

SIDING PENETRATIONS

Areas of penetrations noted along the exterior walls of the home. Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



2.6.2 Structural walls

STAINING

Staining noted in the exterior surface in several areas. Recommend licensed contractor to evaluate for moisture intrusion and repair.

Recommendation

Contact a qualified professional.



3: ATTIC

| | | IN | NI | NP | O |
|-----|----------------------|----|----|----|---|
| 3.1 | Ventilation | X | | | |
| 3.2 | Attic and Insulation | X | | | |
| 3.3 | Electrical | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ventilation: Ventilation Type

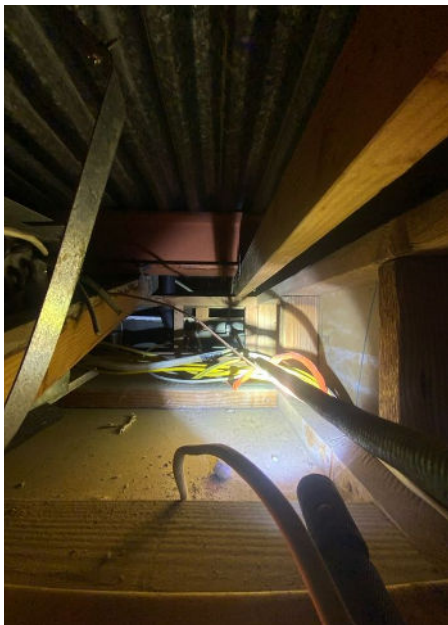
None Found

Appears satisfactory and functional at the time of inspection unless noted below or in the summary section.

Attic and Insulation: Insulation Type and condition

None

Appears satisfactory and functional at the time of inspection. If there was any missing/damaged/displace insulation, it will be noted below, or in the summary.



Attic and Insulation: Attic Observation method

Partially accessed

Inspection limited due to accessibility restrictions that include insulation, low height at edges, no access at vaulted areas, HVAC duct obstructions, plumbing structures, further entry could damage property and dangerous or adverse situations.

Limitations

Attic and Insulation

RESTRICTED ACCESS

The attic access does not appear to be large enough for the inspector to get inside. Unable to observe all insulation, electrical components, and vapor barrier.

Observations

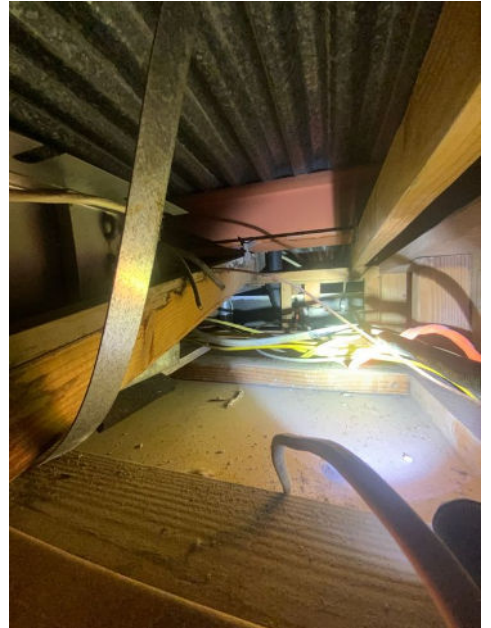
3.2.1 Attic and Insulation

NO INSULATION NOTED

No insulation noted in the attic space. Recommend licensed contractor to evaluate for insulation requirements for building to prevent energy loss.

Recommendation

Contact a qualified professional.



3.2.2 Attic and Insulation

EVIDENCE OF PREVIOUS WATER STAINING

Evidence of water staining noted in the attic. Recommend a licensed contractor evaluate for current moisture intrusion.

Recommendation

Contact a qualified professional.



3.3.1 Electrical

OPEN ELECTRICAL CONNECTIONS

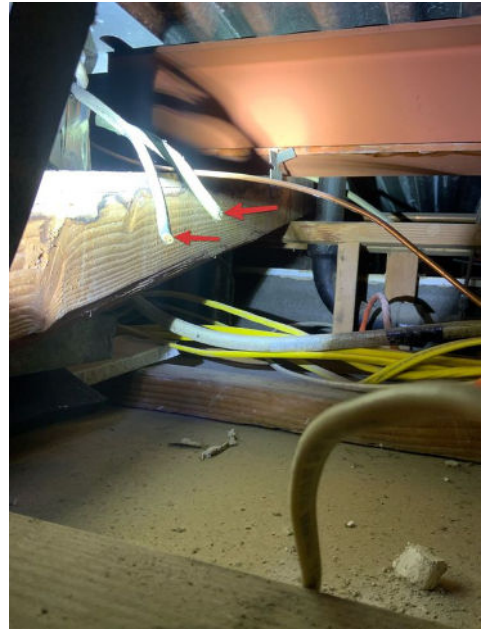


Safety Hazard

Open electrical connections noted in the attic space. Recommend protecting the connections inside junction boxes.

Recommendation

Contact a qualified professional.



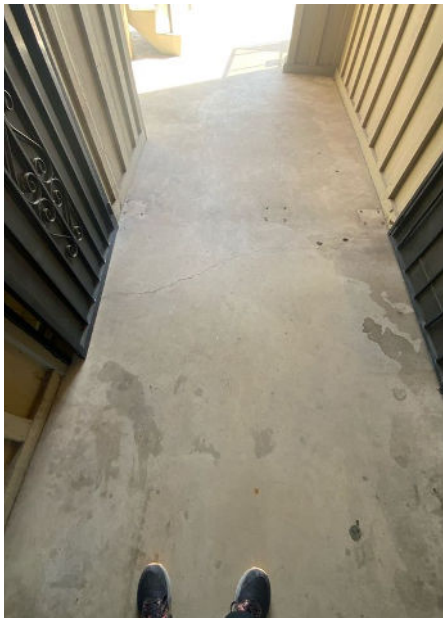
4: EXTERIOR

| | | IN | NI | NP | O |
|-----|--------------------------------|----|----|----|---|
| 4.1 | Driveway and Walkway Condition | X | | | |
| 4.2 | Vegetation Observations | X | | | |
| 4.3 | Fence and Gate Condition | X | | | |
| 4.4 | Patio/Porch Condition | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

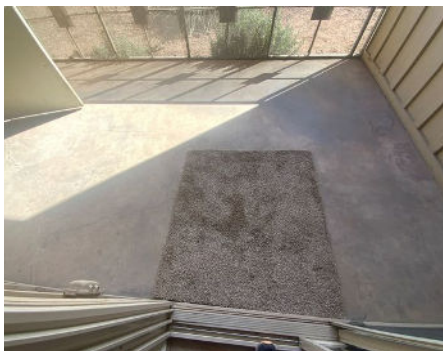
Driveway and Walkway Condition: Driveway/Walkway Type
Concrete



Vegetation Observations: Vegetation Condition
Appears satisfactory and functional at the time of the inspection.

Fence and Gate Condition: Gate Material
None

Patio/Porch Condition: Patio/Porch Type
Concrete slab



Patio/Porch Condition: Ceiling**Type**

Drywall

Appears functional and satisfactory at the time of the inspection.

**Driveway and Walkway Condition: Good. Minor Settling cracks**

Appears satisfactory and functional at the time of the inspection. Minor settling cracks noted in the driveway/walkway that do not appear active but should be monitored for continued growth/deterioration.

Fence and Gate Condition: Fence/ Wall material

Metal

Fences, boundary walls and similar structures are outside of the inspectors Standards of Practice. Any comments on defects noted in this inspection if any, are an opinion on how this structure may affect the dwelling. On large acreage, inspector is not required to walk the entire perimeter.



Patio/Porch Condition: Good, Minor Settling Cracks

The patio was noted as satisfactory and functional but with minor settling cracks. Cracks do not appear active but should be monitored for continued growth/deterioration.

**Patio/Porch Condition: Patio columns**

Metal

Visible areas appears satisfactory and functional at the time of inspection. If any deficiencies are found, they will be listed in the summary.



Observations

4.4.1 Patio/Porch Condition

GFCI WORN

Exterior electrical GFCI outlet appears to be worn and did not trip/reset during test. Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.





4.4.2 Patio/Porch Condition

WATER STAINING

Water staining noted in the patio surfaces. Recommend monitoring for current water intrusion, and repairing as required.

Recommendation

Contact a qualified professional.



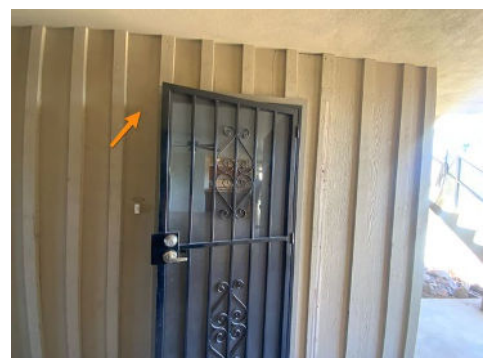
4.4.3 Patio/Porch Condition

MISSING EXTERIOR LIGHT FIXTURE

Missing exterior light fixture noted. Advise licensed contractor to install outdoor lighting outside each exterior door.

Recommendation

Contact a qualified professional.



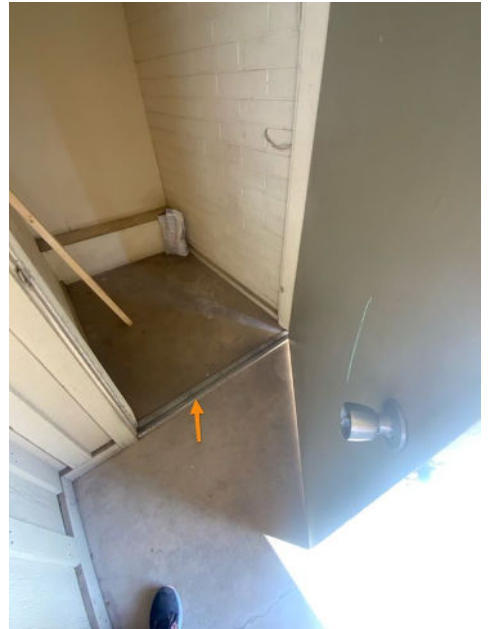
4.4.4 Patio/Porch Condition

CONTACTING FRAME

Exterior shed door appears to be contacting frame during normal operation and it is difficult to operate. Recommend licensed contractor to evaluate for repair.

Recommendation

Contact a qualified professional.



4.4.5 Patio/Porch Condition

NO POWER

Exterior receptacle does not have power. Recommend licensed contractor to evaluate for repair.

Recommendation

Contact a qualified professional.



5: PLUMBING

| | | IN | NI | NP | O |
|-----|---------------------------|----|----|----|---|
| 5.1 | Supply and Waste Plumbing | X | | | |
| 5.2 | Main Gas Valve Condition | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Supply and Waste Plumbing: Main Gas Valve Condition: Main

Main shut off location

Unable to locate. Clarify location with seller.

Gas Valve

Could not locate.

Supply and Waste Plumbing: Exterior Faucet Location

None

Back flow prevention devices were visible UNLESS noted as a defect below or in the summary section.

Supply and Waste Plumbing: Supply Plumbing Material Type

Copper piping noted.

Supply piping material and condition is limited to the portions of piping that are visible. In the visible areas, piping appeared satisfactory. Any defects found at the time of inspection will be listed in the respective room/area where found.

Supply and Waste Plumbing: Plumbing Drain Material Type

Cast Iron

Condition of waste and vent piping is limited to the visible portions of piping such as under sinks and/or open areas when applicable. If conditions of underground waste piping is a concern, recommend licensed contractor to evaluate.

Supply and Waste Plumbing: Supply and drainage pipe fasteners and insulation

While piping must be supported at different intervals depending on piping material, we are unable to observe fasteners behind walls or for pipes concealed behind insulation in attics and/or crawl spaces. In those spaces that were visible, it appeared satisfactory and functional. However, in older homes there may be a fastener that is made of a different material than the piping, which consequently may cause an ionic reaction and produce early decay in pipes. Recommend licensed plumber to evaluate if this is a concern.

Limitations

Main Gas Valve Condition

UNABLE TO LOCATE METER

Unable to locate the gas meter at the time of the inspection.

Observations

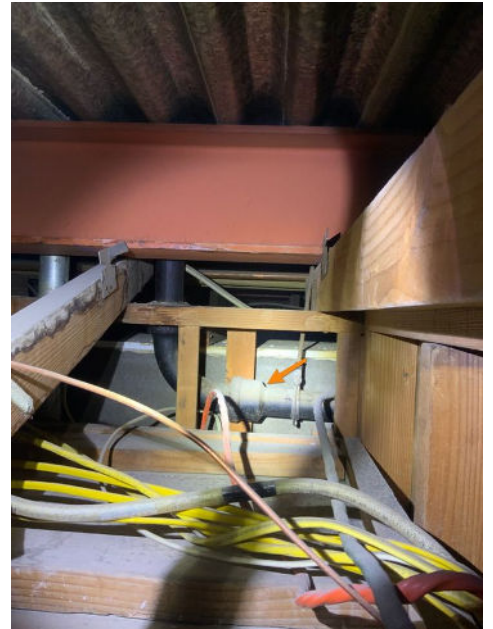
5.1.1 Supply and Waste Plumbing

GALVANIZED/CAST IRON DRAIN LINE

Galvanized/cast iron drain line noted. Recommend a sewer scope to provide information on state of the line.

Recommendation

Contact a qualified professional.



5.1.2 Supply and Waste Plumbing

APPARENT ASBESTOS

Apparent asbestos coating found on some pipes. Recommend testing if this is a concern.

Recommendation

Contact a qualified professional.



6: ELECTRICAL

| | | IN | NI | NP | O |
|-----|--------------------|----|----|----|---|
| 6.1 | Electrical General | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Electrical General: Ground/bond Location

Unable to locate

Electrical General: Main panel voltage

Unknown

Electrical General: Main Breaker Amperage

Unknown

Electrical General: Compatibility of overcurrent protection

Mixed breakers, Appears compatible where visible

Electrical General: Service Type

Unknown, Unable to observe

Electrical General: Main Panel Location

Unknown

Appears satisfactory and functional. If any issues were noted they will be listed below or in the summary section.

Electrical General: Overcurrent Protection Devices

Circuit Breakers, Appears functional and serviceable at the time of inspection

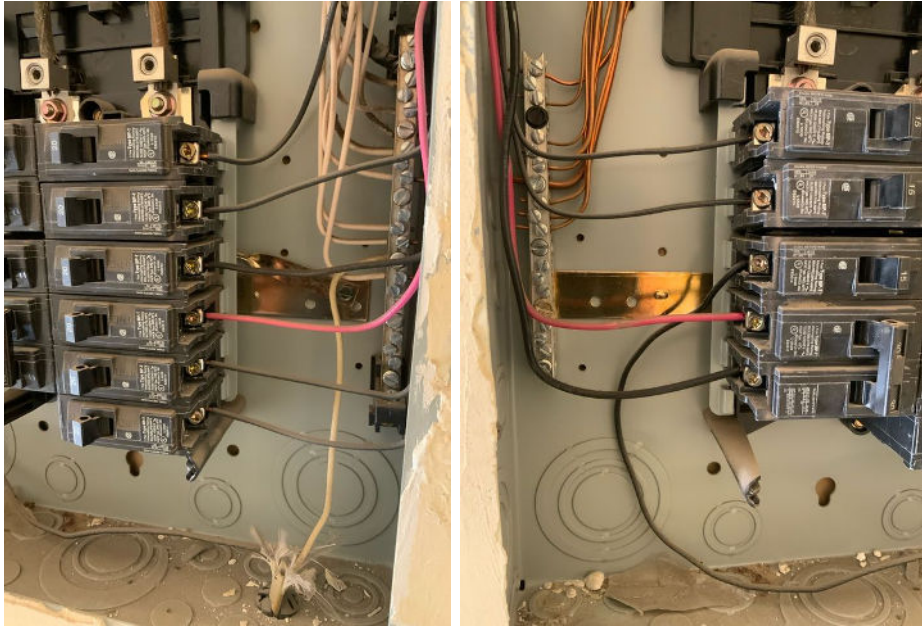
Even when we are able to observe the current overprotection devices, it is not possible to predict future performance. Recommend monitoring.



Electrical General: Branch circuit Wiring Type

Romex, Copper

While we are able to observe a small amount of the material in the circuit branch wiring through the main/sub panels, no wall access in the house prevent us from observing if this type of wiring is used throughout the entire home. Recommend consulting a licensed electrician if the type of wiring is a concern.



Electrical General: Sub Panel Location

Utility Closet

Appears satisfactory and functional. Any deficiencies will be listed below or in the summary.

Limitations

Electrical General

UNABLE TO LOCATE MAIN PANEL

Need to locate main panel on any exterior cluster. Recommend clarifying with seller/HOA for location of main panel for main disconnect.

7: HEAT/AC

| | | IN | NI | NP | O |
|-----|-----------------------|----|----|----|---|
| 7.1 | AC Compress Condition | X | | | |
| 7.2 | Heater Condition | X | | | |
| 7.3 | Enclosure | | X | | |
| 7.4 | Filters | X | | | |
| 7.5 | Thermostats | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

AC Compress Condition: Compressor Tonnage
0 Unknown

Heater Condition: Fuel Type
Electric Forced Air

Thermostats: Thermostat Condition
Appears satisfactory and functional at the time of the inspection.

AC Compress Condition: Compressor Location and type
Unknown

Heater Condition: Heater Location
Kitchen ceiling

Thermostats: Thermostat Location
Hallway

Heater Condition: Emergency Disconnect
unknown

Filters: Filter Location
Kitchen ceiling



Thermostats: Thermostat Type
Analog



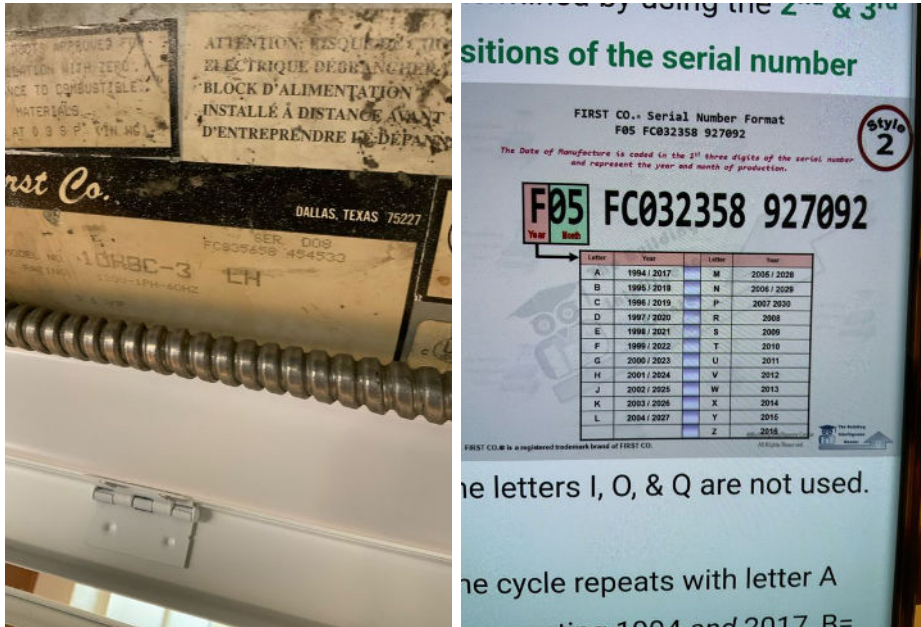
AC Compress Condition: Emergency Disconnect

Unknown

Electrical component. Appears functional at the time of inspection. If any defects are noted, they will be included below, or in the summary.

Heater Condition: Heater Age

08/01/1997



Heater Condition: Automatic safety control

Not Visible

In a gas furnace there may be a thermocouple installed for automatic safety control. Even when it is visually satisfactory, inspector is not able to create the conditions that would represent an emergency to test for actual function. The same applies with electronic gas ignition systems that utilize solid-state controls, safety switches and a flame sensor for automatic safety. Please read summary if any adverse conditions are reported and/or recommend licensed contractor to evaluate if this is a concern.

Heater Condition: Ventilation Type

None (Electric)

Appears satisfactory and functional unless otherwise noted below or in the summary. Not all parts may be visible.

Filters: Filter Condition

Installed air filter appears to be clean and the correct size. It is recommended to replace the air filter every month to reduce risk of excessive stress on the system and to reduce amount of dust that bypasses the filter and escapes into the system.

Limitations

AC Compress Condition

UNABLE TO DETERMINE LOCATION.

Inspector was unable to determine the location of the air conditioner. Other buildings do not seem to show them on the roof, and roof access was not accessible. Recommend having HVAC contractor check system.

Heater Condition

UNABLE TO LOCATE

Unable to locate furnace/air handler. Recommend licensed contractor to evaluate.

Observations

7.1.1 AC Compress Condition

INSUFFICIENT COOLING

HVAC does not provide sufficient cooling downstairs. Temperature difference between supply and return air was less than 15 degrees. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified professional.



7.2.1 Heater Condition

OLDER FURNACE

Typical life span of an HVAC system is 16-20 years. Recommend a licensed contractor evaluate for repair/replacement.

Recommendation

Contact a qualified professional.

7.2.2 Heater Condition

INSUFFICIENT HEAT

When testing heater efficiency There should be 15 to 20° difference between the air that is going into the return duct, and the air coming out of the registers. Recommend having a licensed HVAC contractor to evaluate.

Recommendation

Contact a qualified professional.



7.2.3 Heater Condition

EXPOSED WIRING

Exposed wiring noted at the air handler. Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



8: MASTER BEDROOM

| | | IN | NI | NP | O |
|------|------------------|----|----|----|---|
| 8.1 | Doors | X | | | |
| 8.2 | Ceiling | X | | | |
| 8.3 | Ceiling Fans | X | | | |
| 8.4 | Cooling/Heating | X | | | |
| 8.5 | Smoke Detectors | X | | | |
| 8.6 | Wall Condition | X | | | |
| 8.7 | Flooring | X | | | |
| 8.8 | Closets | X | | | |
| 8.9 | Electrical | X | | | |
| 8.10 | Window Condition | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.

Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.

Ceiling: Ceiling Type

Drywall

Ceiling Fans: Ceiling Fan Condition

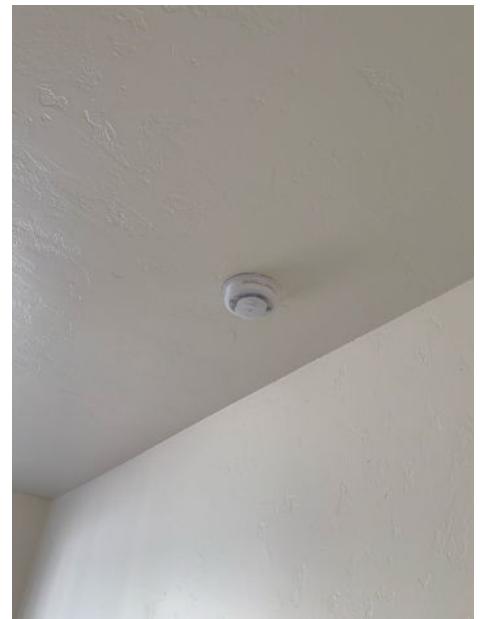
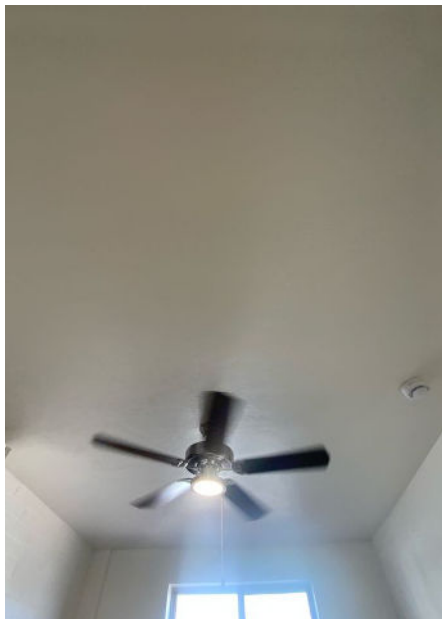
Appears satisfactory and functional at the time of the inspection.

Cooling/Heating: Cooling/Heating Type

Central HVAC

Smoke Detectors: Smoke Detector Condition

Appears satisfactory and functional at the time of the inspection.



Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Drywall, Painted Block

**Flooring: Flooring Condition**

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Surface

Carpet

Closets: Closet Condition

Appears satisfactory and functional at the time of the inspection.

**Window Condition: Window Condition**

Appears satisfactory and functional at the time of the inspection.

Window Condition: Window Frame Material

Vinyl

Window Condition: Window Type

Dual Pane

Cooling/Heating: Cooling/Heating Condition

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.

Electrical: Electrical Condition

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Observations

8.1.1 Doors

DOOR CONTACTING FRAME

Master bedroom door is contacting the door frame during normal operation.

Recommendation

Contact a qualified professional.



8.1.2 Doors

DOOR DOES NOT ENGAGE

Master bedroom door latch does not appear to engage properly.

Recommendation

Contact a qualified professional.



8.9.1 Electrical

OPEN GROUND

One or more electrical outlets appear to have open ground (see pictures for specific outlets). Recommend a licensed contractor evaluate for repair/replacement.

Recommendation

Contact a qualified professional.



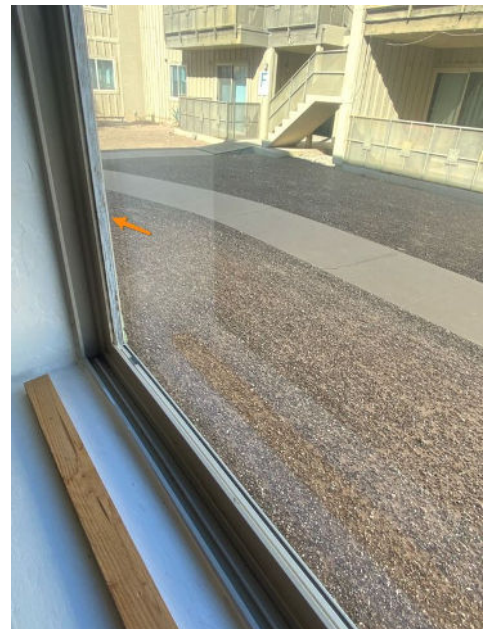
8.10.1 Window Condition

BROKEN PANE

Broken master bedroom window pane noted. Recommend a licensed contractor evaluate for repair/replacement.

Recommendation

Contact a qualified professional.



8.10.2 Window Condition

BROKEN/MISSING LOCKING HARDWARE

Broken/missing lock hardware noted at the master bedroom window.

Recommendation

Contact a qualified professional.



9: MASTER BATHROOM

| | | IN | NI | NP | O |
|------|--------------------|----|----|----|---|
| 9.1 | Doors | X | | | |
| 9.2 | Ceiling | X | | | |
| 9.3 | Cooling/Heating | X | | | |
| 9.4 | Wall Condition | X | | | |
| 9.5 | Flooring | X | | | |
| 9.6 | Exhaust Fan | X | | | |
| 9.7 | Mirrors Condition | X | | | |
| 9.8 | Electrical | X | | | |
| 9.9 | Counter Condition | X | | | |
| 9.10 | Sinks Condition | X | | | |
| 9.11 | Cabinet Condition | X | | | |
| 9.12 | Plumbing Condition | X | | | |
| 9.13 | Shower Condition | X | | | |
| 9.14 | Bathtub Condition | X | | | |
| 9.15 | Toilet Condition | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Type

Drywall

Cooling/Heating: Cooling/Heating Type

Central HVAC



Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Surface

Ceramic Tile



Exhaust Fan: Exhaust Fan Condition

Appears satisfactory and functional at the time of the inspection.

Electrical: GFCI Condition

Appears satisfactory and functional at the time of the inspection.

Counter Condition: Counter Condition

Appears satisfactory and functional at the time of the inspection.



Counter Condition: Counter Type
Ceramic Tile

Shower Condition: Shower Base Condition

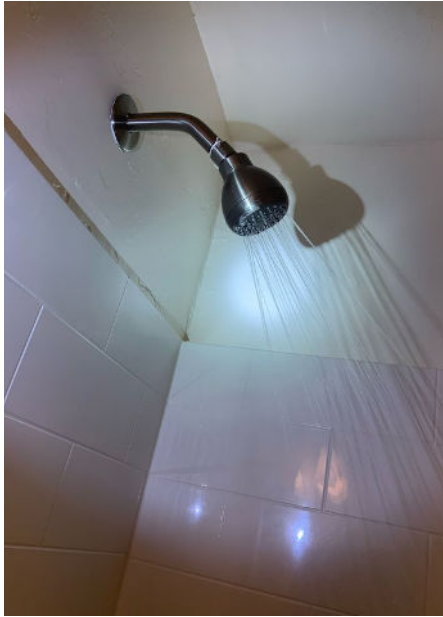
Appears satisfactory and functional at the time of the inspection.

Shower Condition: Shower Base Type

Bathtub

Shower Condition: Shower Faucet Condition

Appears satisfactory and functional at the time of the inspection.



Shower Condition: Shower Walls Type

Solid Surface



Bathtub Condition: Bath Type

Bathtub

Toilet Condition: Toilet Condition

Appears satisfactory and functional at the time of the inspection.



Cooling/Heating: Cooling/Heating Condition

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Drywall

**Mirrors Condition: Mirrors Condition**

Appears satisfactory and functional at the time of the inspection. Electronic mirrors and their functionality are outside of the scope of inspection.

**Electrical: Electrical Condition**

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Sinks Condition: Sinks Condition

Appears satisfactory and functional at the time of the inspection. Functional flow and functional drainage were both verified.

**Cabinet Condition: Cabinets Condition**

Appears satisfactory and functional at the time of the inspection.

**Plumbing Condition: Functional Drainage**

Functional drainage was observed. 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.

Plumbing Condition: Functional Flow

Functional flow was observed and is satisfactory, determined by no loss of flow with the faucet and the dishwasher operating at the same time.

Shower Condition: Shower Walls Condition

Shower wall appear satisfactory and functional at the time of the inspection.

Bathtub Condition: Bathtub Condition

Appears satisfactory and functional at the time of the inspection. The over flow was not tested due to the possibility of damage from water leakage.

**Observations**

9.2.1 Ceiling

WATER STAINING/DAMAGE

Water staining/damage noted in the ceiling. Recommend a licensed contractor evaluate to establish a potential water source and repair/replace as required.

Recommendation

Contact a qualified professional.



9.10.1 Sinks Condition

SEEPAGE

Seepage deposits noted in lines under sink. Recommend monitoring for leaks. No current drips noted.

Recommendation

Contact a qualified professional.



9.10.2 Sinks Condition

LEAKS UNDER SINK

Evidence of leaks were noted in the cabinet under the master bathroom sink. Recommend a licensed contractor evaluate for repair/replacement.

Recommendation

Contact a qualified professional.



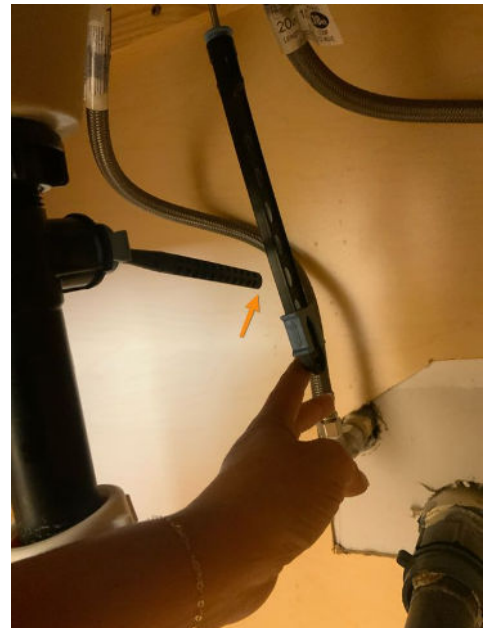
9.10.3 Sinks Condition

DRAIN PLUG DISCONNECTED

The master bathroom sink drain plug appears to be disconnected and does not operate.

Recommendation

Contact a qualified professional.



9.13.1 Shower Condition

CAULK/GROUT VOIDS/DETERIORATION

Caulk voids/deterioration noted in the master bathroom shower/bathtub walls/base. Recommend updating to prevent water intrusion. For solid surface enclosures, we recommend reviewing the manufacturer's instructions for gap allowance between enclosure plates.

Recommendation

Contact a qualified professional.



10: HALL BEDROOM 1

| | | IN | NI | NP | O |
|-------|------------------|----|----|----|---|
| 10.1 | Doors | X | | | |
| 10.2 | Ceiling | X | | | |
| 10.3 | Ceiling Fans | X | | | |
| 10.4 | Cooling/Heating | X | | | |
| 10.5 | Smoke Detectors | X | | | |
| 10.6 | Wall Condition | X | | | |
| 10.7 | Flooring | X | | | |
| 10.8 | Closets | X | | | |
| 10.9 | Electrical | X | | | |
| 10.10 | Window Condition | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.

Ceiling: Ceiling Type

Drywall

Ceiling Fans: Ceiling Fan Condition

Appears satisfactory and functional at the time of the inspection.

Cooling/Heating: Cooling/Heating Type

Central HVAC



Smoke Detectors: Smoke Detector Condition

Appears satisfactory and functional at the time of the inspection.



Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Painted Block



Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type

Carpet

Closets: Closet Condition

Appears satisfactory and functional at the time of the inspection.

Window Condition: Window Condition

Appears satisfactory and functional at the time of the inspection.

Window Condition: Window Frame Material

Vinyl

Window Condition: Window Type

Dual Pane, Sliding

**Cooling/Heating: Cooling/Heating Condition**

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.

Electrical: Electrical Condition

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

**Observations**

10.3.1 Ceiling Fans

OUT OF BALANCE

Hall bedroom ceiling fan appears to be out of balance.

Recommendation

Contact a qualified professional.



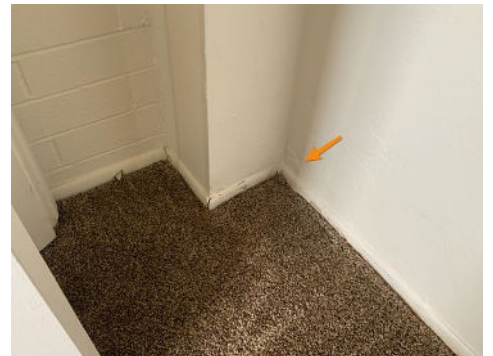
10.6.1 Wall Condition

WATER STAINING/DAMAGE

Water stains/water damage noted in the hall bedroom. Recommend a licensed contractor evaluate for potential water intrusion issues and repair/replace affected wall coverings as required.

Recommendation

Contact a qualified professional.



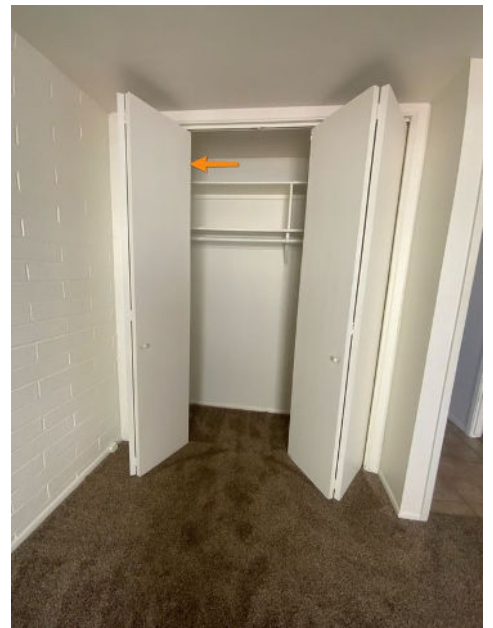
10.8.1 Closets

DOOR OUT OF ADJUSTMENT

The hall bedroom closet doors appear to be out of adjustment and are difficult to operate during normal operation.

Recommendation

Contact a qualified professional.



10.9.1 Electrical

OPEN GROUND

One or more hall bedroom electrical outlets appear to have open ground (see pictures for specific outlets). Recommend a licensed contractor evaluate for repair/replacement.

Recommendation

Contact a qualified professional.



11: HALL BATHROOM

| | | IN | NI | NP | O |
|-------|--------------------|----|----|----|---|
| 11.1 | Doors | X | | | |
| 11.2 | Ceiling | X | | | |
| 11.3 | Cooling/Heating | X | | | |
| 11.4 | Wall Condition | X | | | |
| 11.5 | Flooring | X | | | |
| 11.6 | Exhaust Fan | X | | | |
| 11.7 | Mirrors Condition | X | | | |
| 11.8 | Electrical | X | | | |
| 11.9 | Counter Condition | X | | | |
| 11.10 | Sinks Condition | X | | | |
| 11.11 | Cabinet Condition | X | | | |
| 11.12 | Plumbing Condition | X | | | |
| 11.13 | Shower Condition | X | | | |
| 11.14 | Bathtub Condition | X | | | |
| 11.15 | Toilet Condition | X | | | |
| 11.16 | Window Condition | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.

Ceiling: Ceiling Type

Drywall

Cooling/Heating: Cooling/Heating Type

Central HVAC



Wall Condition: Wall Condition

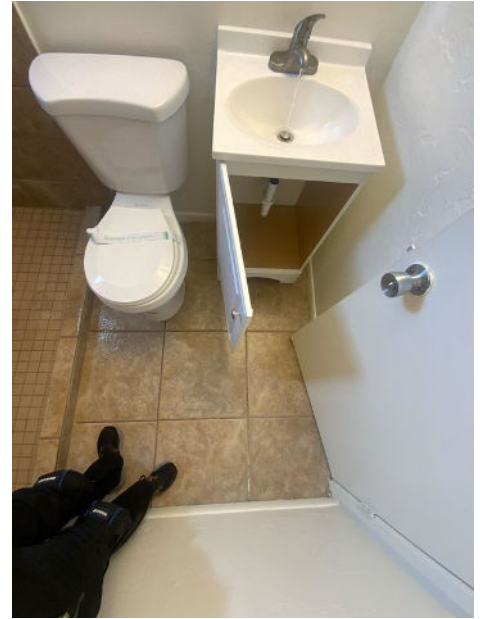
Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type

Ceramic Tile



Exhaust Fan: None

Electrical: GFCI Condition

Appears satisfactory and functional at the time of the inspection.

Counter Condition: Counter Condition

Appears satisfactory and functional at the time of the inspection.



Counter Condition: Counter Type
Solid Surface

Shower Condition: Shower Base Condition

Appears satisfactory and functional at the time of the inspection.

Shower Condition: Shower Base

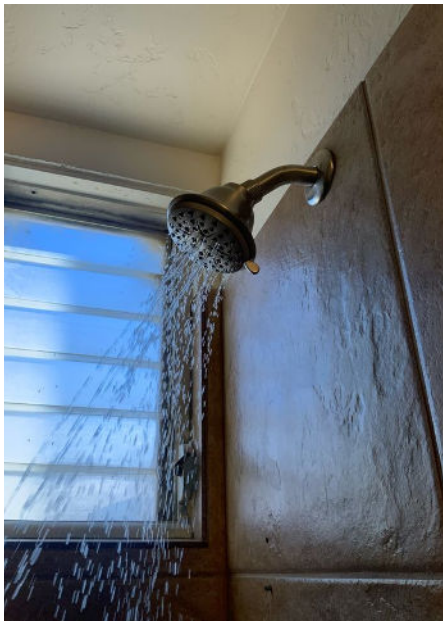
Type

Ceramic Tile



Shower Condition: Shower Faucet Condition

Appears satisfactory and functional at the time of the inspection.



Shower Condition: Shower Walls Type

Ceramic Tile

Bathtub Condition: Bath Type

None

Toilet Condition: Toilet Condition

Appears satisfactory and functional at the time of the inspection.

**Window Condition: Window Condition**

Appears satisfactory and functional at the time of the inspection.

Window Condition: Window Frame Material

Aluminum

Window Condition: Window Type

Single Pane, Jalousy

**Cooling/Heating: Cooling/Heating Condition**

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Drywall

**Mirrors Condition: Mirrors Condition**

Appears satisfactory and functional at the time of the inspection. Electronic mirrors and their functionality are outside of the scope of inspection.

**Electrical: Electrical Condition**

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Sinks Condition: Sinks Condition

Appears satisfactory and functional at the time of the inspection. Functional flow and functional drainage were both verified.

**Cabinet Condition: Cabinets Condition**

Appears satisfactory and functional at the time of the inspection.

**Plumbing Condition: Functional Drainage**

Functional drainage was observed. 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.

Plumbing Condition: Functional Flow

Functional flow was observed and is satisfactory, determined by no loss of flow with the faucet and the dishwasher operating at the same time.

Shower Condition: Shower Walls Condition

Shower wall appear satisfactory and functional at the time of the inspection.

Observations

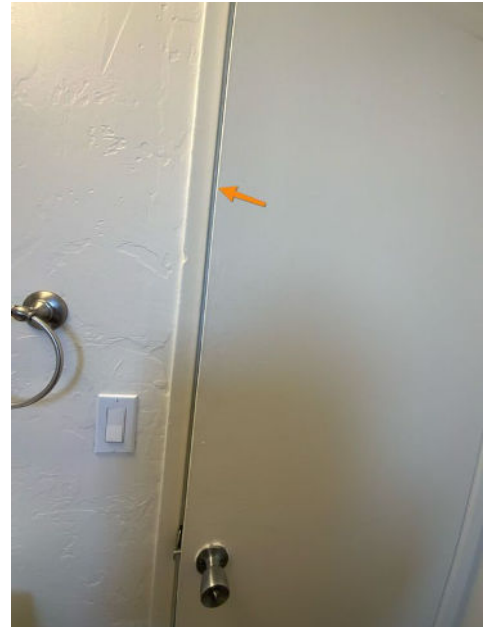
11.1.1 Doors

CONTACTING FRAME

The hall bathroom door is contacting the frame during normal operation.

Recommendation

Contact a qualified professional.



11.2.1 Ceiling

WATER STAINING/DAMAGE

Water staining/damage noted in the hall bathroom ceiling. Recommend a licensed contractor evaluate to establish a potential water source and repair/replace as required.

Recommendation

Contact a qualified professional.



11.2.2 Ceiling

APPARENT MICROBIAL GROWTH

Apparent microbial growth noted at the hall bathroom ceiling. Recommend sampling by a licensed mold inspector to evaluate and recommend remediation as required.

Recommendation

Contact a qualified professional.



11.10.1 Sinks Condition

NOT ATTACHED

Drain line is not properly attached. Recommend licensed contractor to evaluate for repair/replacement.

Recommendation

Contact a qualified professional.



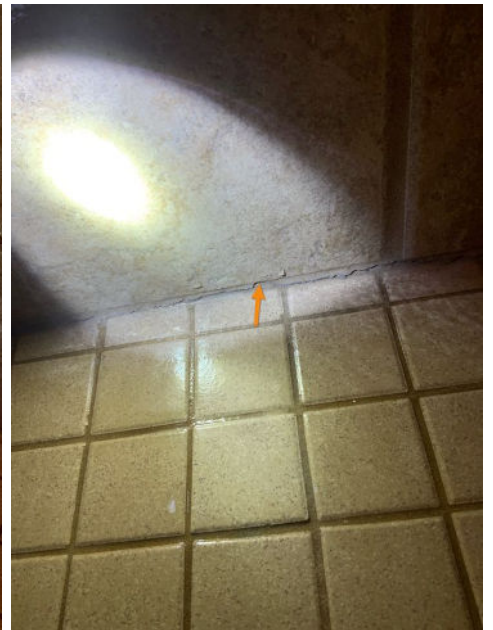
11.13.1 Shower Condition

CAULK/GROUT VOIDS

Caulk/grout voids noted between the hall bathroom wall seams. Recommend sealing the voids to avoid water intrusion. For solid surface enclosures, we recommend reviewing the manufacturer's instructions for gap allowance between enclosure plates.

Recommendation

Contact a qualified professional.



11.13.2 Shower Condition

LEAK AT SHOWER HANDLE

Leak noted at the shower water supply control handle. Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



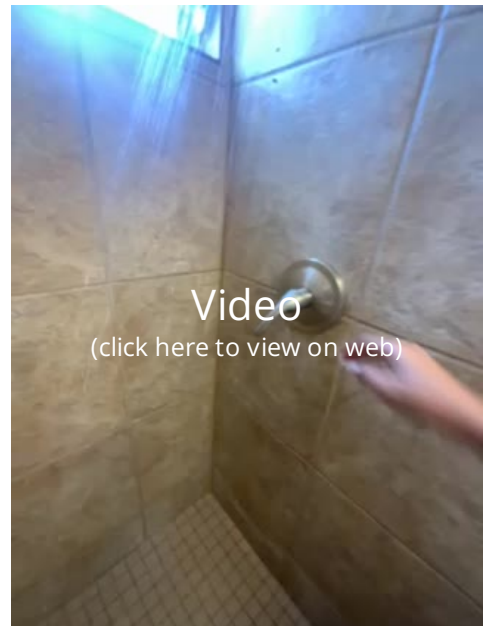
11.13.3 Shower Condition

MIXING VALVE INOP

There is a space between the hot and cold supply where the water shuts off and the temperatures cannot be mixed.

Recommendation

Contact a qualified professional.



11.13.4 Shower Condition

NO COLD WATER

No cold water came out of faucet from any direction of the temperature control.

Recommendation

Contact a qualified professional.

12: HALLWAY

| | | IN | NI | NP | O |
|------|-----------------|----|----|----|---|
| 12.1 | Ceiling | X | | | |
| 12.2 | Wall Condition | X | | | |
| 12.3 | Flooring | X | | | |
| 12.4 | Electrical | X | | | |
| 12.5 | Smoke Detectors | X | | | |
| 12.6 | Closets | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.

Ceiling: Ceiling Type

Drywall



Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Drywall



Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type

Ceramic Tile

Smoke Detectors: Smoke Detector Condition

Appears satisfactory and functional at the time of the inspection.



Closets: Closet Condition

Appears satisfactory and functional at the time of the inspection.



Electrical: Electrical Condition

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.



Limitations

Smoke Detectors

UNABLE TO LOCATE CO DETECTOR

Observations

12.1.1 Ceiling

PREVIOUS REPAIRS

Previous repairs noted in the hallway ceiling. Recommend clarifying with seller conditions of repair and any warranties involved.

Recommendation

Contact a qualified professional.



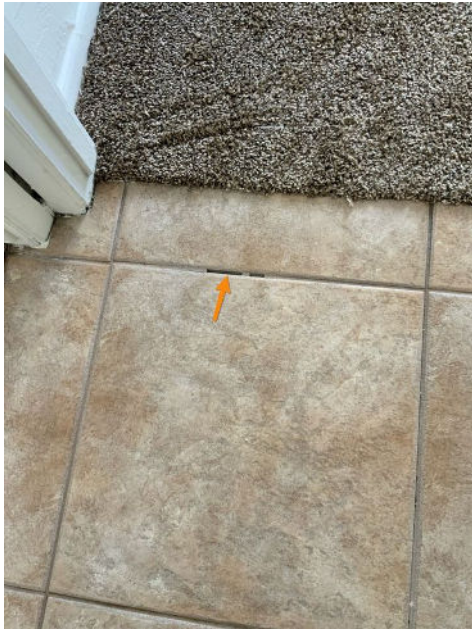
12.3.1 Flooring

DAMAGED GROUT OBSERVED

Damaged/missing grout observed. Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



13: WATER HEATER

| | | IN | NI | NP | O |
|------|--------------|----|----|----|---|
| 13.1 | Water Heater | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Limitations

Water Heater

NO WATER HEATER PRESENT

No water heater noted on the premises. Recommend clarifying with the condo association the location of the water heater and the responsibility of maintenance.

14: LAUNDRY

| | | IN | NI | NP | O |
|------|-----------------|----|----|----|---|
| 14.1 | Doors | X | | | |
| 14.2 | Ceiling | X | | | |
| 14.3 | Cooling/Heating | X | | | |
| 14.4 | Exhaust Fan | X | | | |
| 14.5 | Wall Condition | X | | | |
| 14.6 | Flooring | X | | | |
| 14.7 | Electrical | X | | | |
| 14.8 | Plumbing | X | | | |
| 14.9 | Dryer Vent | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.

Ceiling: Ceiling Type

Drywall



Cooling/Heating: Cooling/Heating Type

None

Exhaust Fan: None

Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Drywall

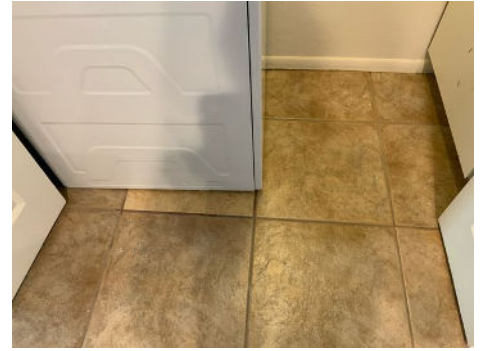


Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

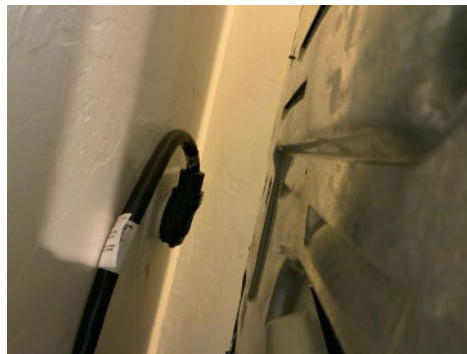
Flooring: Flooring Type

Ceramic Tile



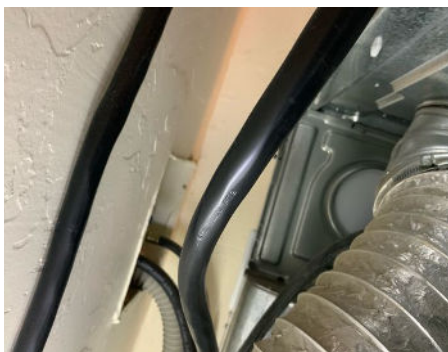
Electrical: Electrical Condition

Appears satisfactory and functional at the time of the inspection.



Plumbing: Plumbing Condition

Appears satisfactory and functional at the time of the inspection. Not all components at be visible. What was readily visible was adequate.



Dryer Vent: Dryer Vent Condition

Could not fully inspect the entire length of the dryer vent. What was visible appeared to be satisfactory and functional at the time of the inspection. Recommend cleaning yearly to prevent fire hazard.



Limitations

Plumbing

INACCESSIBLE

The orientation of the laundry room and the washer and dryer make it impossible to inspect the laundry room plumbing via non invasive methods.

Observations

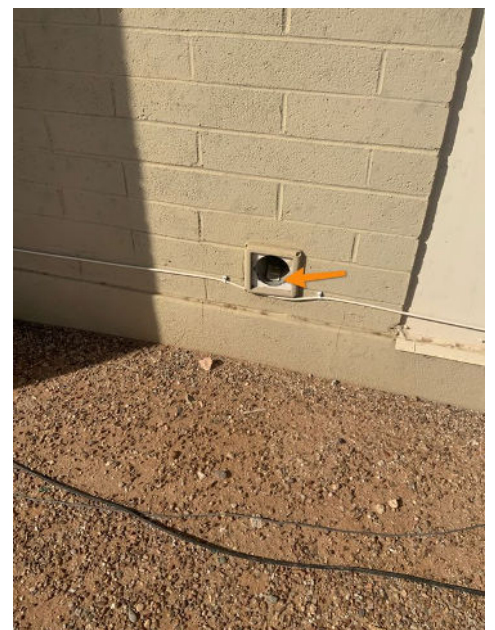
14.9.1 Dryer Vent

DRYER EXHAUST GRILL MISSING

There was no grill noted on the dryer exhaust vent. A grill or lid keeps rodents and critters from entering vent.

Recommendation

Contact a qualified professional.



15: LIVING ROOM

| | | IN | NI | NP | O |
|-------|------------------|----|----|----|---|
| 15.1 | Door Bell | X | | | |
| 15.2 | Security Doors | X | | | |
| 15.3 | Doors | X | | | |
| 15.4 | Ceiling | X | | | |
| 15.5 | Ceiling Fans | X | | | |
| 15.6 | Cooling/Heating | X | | | |
| 15.7 | Wall Condition | X | | | |
| 15.8 | Flooring | X | | | |
| 15.9 | Closets | X | | | |
| 15.10 | Electrical | X | | | |
| 15.11 | Window Condition | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Door Bell: Doorbell Condition

Appears satisfactory and functional at the time of the inspection.



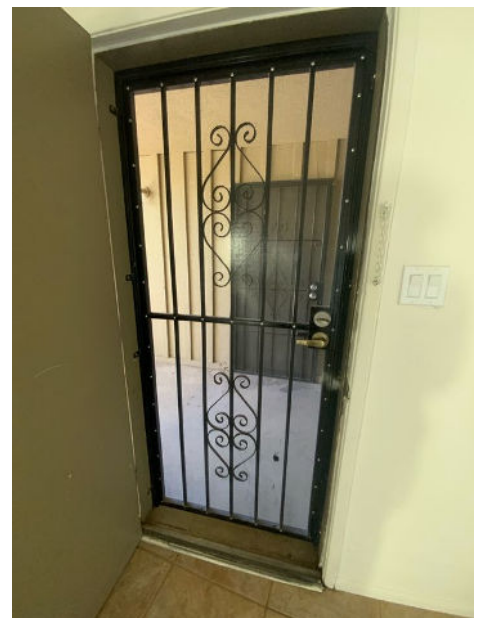
Security Doors: Exterior Security Doors Location

Front Door

Appears satisfactory and functional at the time of the inspection.

Security Doors: Security Doors Condition

Appears satisfactory and functional at the time of the inspection.



Doors: Doors Condition

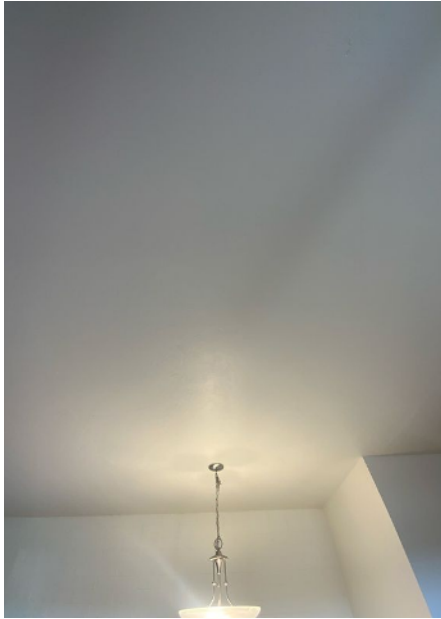
Appears satisfactory and functional at the time of the inspection.

Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.

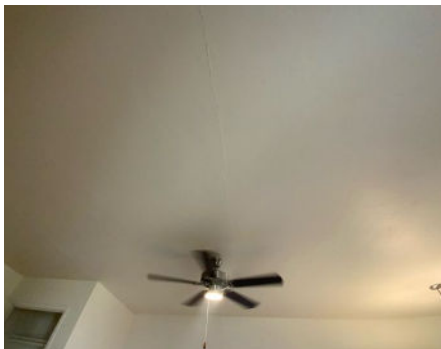
Ceiling: Ceiling Type

Drywall



Ceiling Fans: Ceiling Fan Condition

Appears satisfactory and functional at the time of the inspection.



Cooling/Heating: Cooling/Heating Condition

Appears satisfactory and functional at the time of the inspection.

Cooling/Heating: Cooling/Heating Type

Central HVAC



Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Drywall, Painted Block



Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type

Ceramic Tile

Closets: Closet Condition

Appears satisfactory and functional at the time of the inspection.



Window Condition: Window Condition

Appears satisfactory and functional at the time of the inspection.

Window Condition: Window Frame Material

Vinyl

Window Condition: Window Type
Dual Pane, Sliding



Doors: Sliding Glass Door Condition

Sliding glass door noted. Appears satisfactory and functional at the time of the inspection.



Electrical: Electrical Condition

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Observations

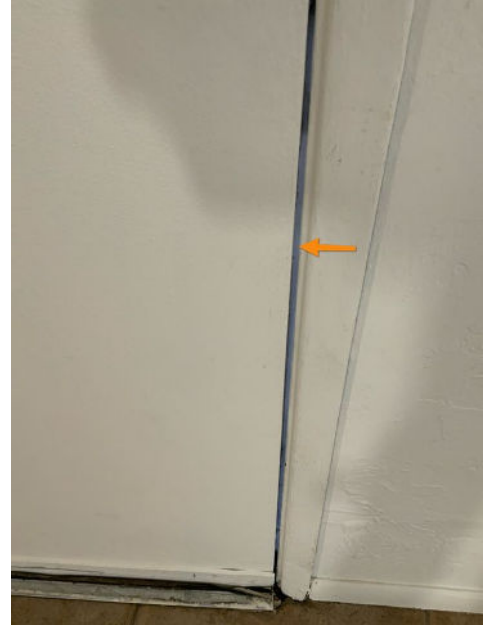
15.3.1 Doors

EXTERIOR DOOR WEATHER STRIPPING

Living room exterior door weather stripping appears to be insufficient/worn, reducing energy efficiency in the home and creating a source of possible moisture intrusion.

Recommendation

Contact a qualified professional.



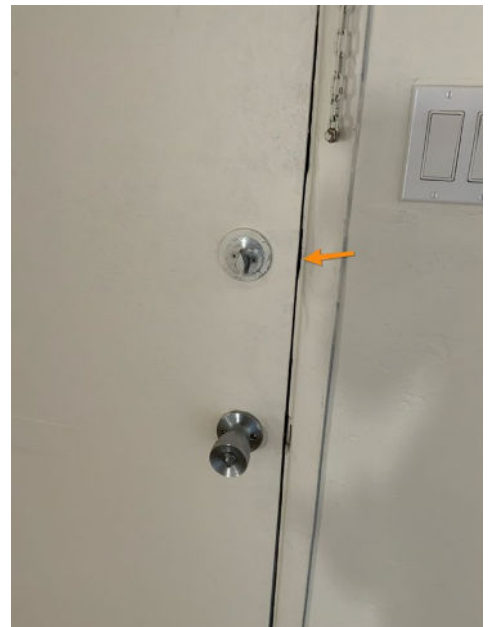
15.3.2 Doors

DOOR DOES NOT LOCK

The living door does not appear to lock properly.

Recommendation

Contact a qualified professional.



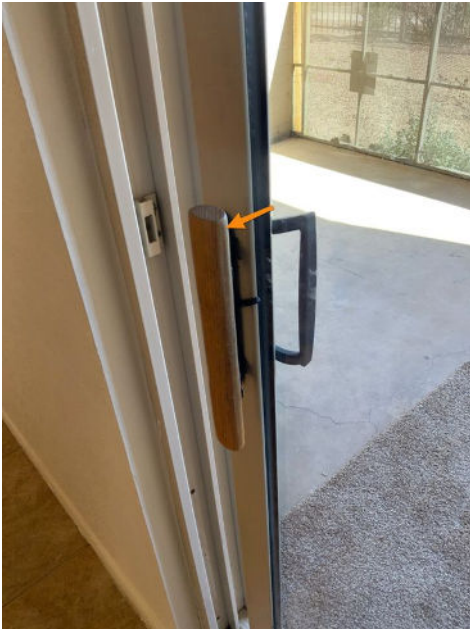
15.3.3 Doors

LOOSE/MISSING HARDWARE

The living room exterior door hardware appears to be loose/missing. Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



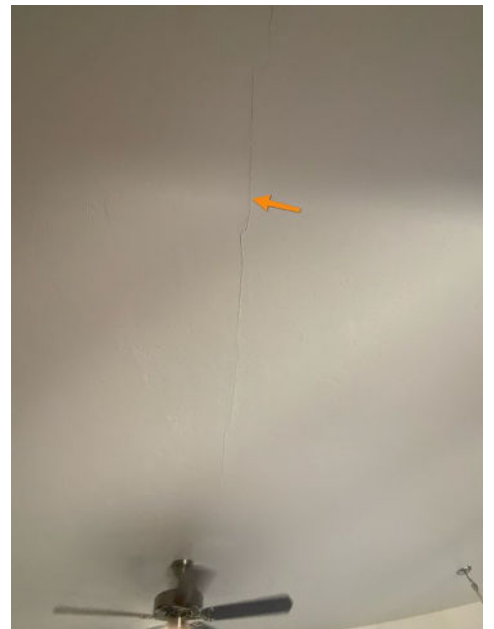
15.4.1 Ceiling

DRYWALL TAPE DETERIORATION

Drywall tape deterioration noted in the ceilings, which is resulting in minor superficial cracks. This is a cosmetic issue.

Recommendation

Contact a qualified professional.



15.4.2 Ceiling

CEILING CRACKED

Unable to determine source.

Recommendation

Contact a qualified professional.



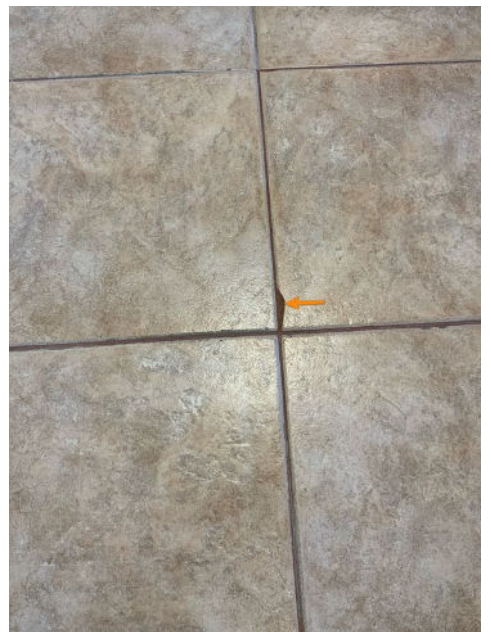
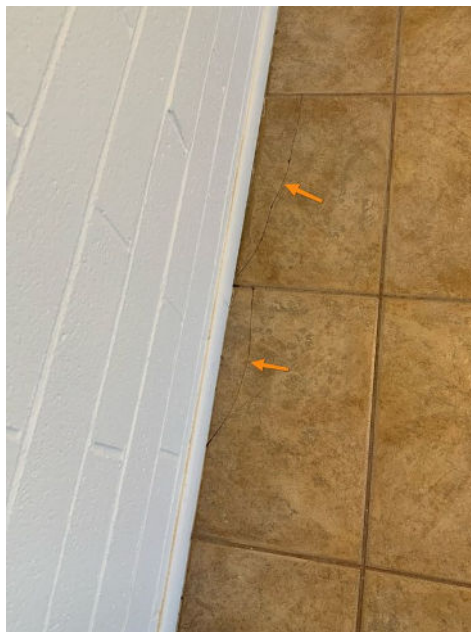
15.8.1 Flooring

CRACKED FLOOR TILES

One or more broken living room floor tiles noted.

Recommendation

Contact a qualified professional.



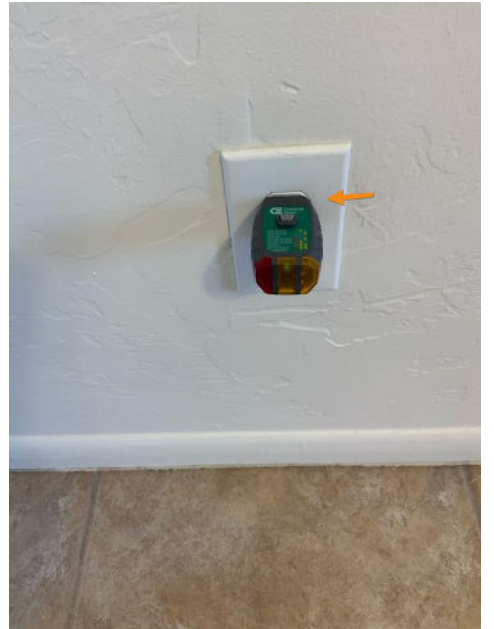
15.10.1 Electrical

OPEN GROUND

One or more electrical outlets appear to have open ground (see pictures for specific outlets). Recommend a licensed contractor evaluate for repair/replacement.

Recommendation

Contact a qualified professional.



16: KITCHEN

| | | IN | NI | NP | O |
|-------|----------------------|----|----|----|---|
| 16.1 | Ceiling | X | | | |
| 16.2 | Cooling/Heating | X | | | |
| 16.3 | Wall Condition | X | | | |
| 16.4 | Flooring | X | | | |
| 16.5 | Counter Condition | X | | | |
| 16.6 | Sinks Condition | X | | | |
| 16.7 | Plumbing Condition | X | | | |
| 16.8 | Garbage Disposal | X | | | |
| 16.9 | Dishwasher Condition | X | | | |
| 16.10 | Cabinet Condition | X | | | |
| 16.11 | Electrical | X | | | |
| 16.12 | Exhaust Fan | X | | | |
| 16.13 | Oven/Stove | X | | | |
| 16.14 | Microwave | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.

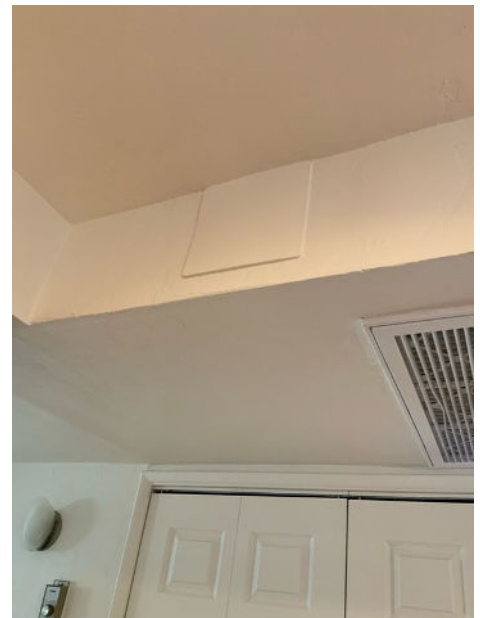
Ceiling: Ceiling Type

Drywall



Cooling/Heating: Cooling/Heating Type

None



Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

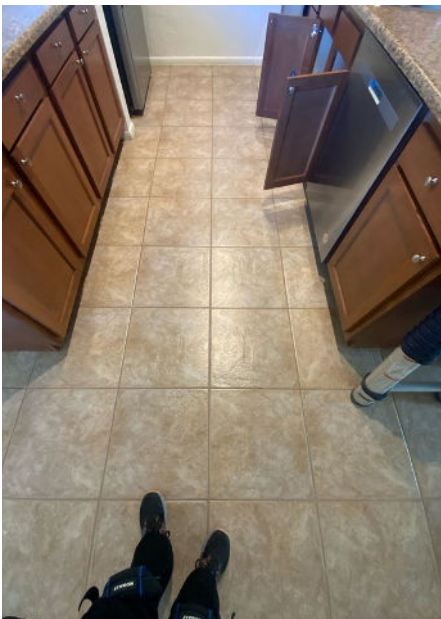
Drywall

**Flooring: Flooring Condition**

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type

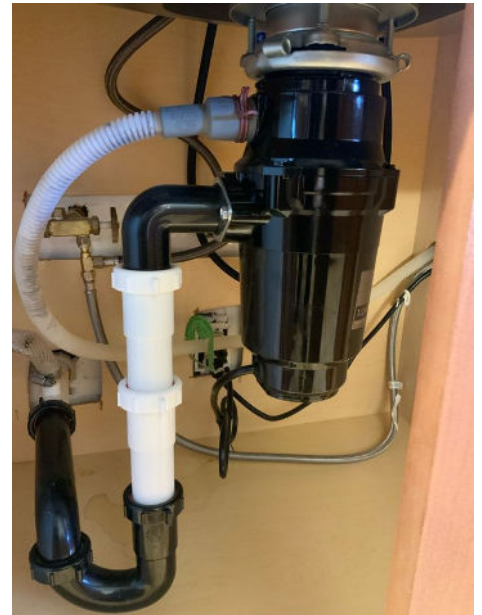
Ceramic Tile

**Counter Condition: Counter Condition**

Appears satisfactory and functional at the time of the inspection.

Garbage Disposal: Garbage Disposal Condition

Appears satisfactory and functional at the time of the inspection.

**Exhaust Fan: Exhaust Fan Condition**

Appears satisfactory and functional at the time of the inspection.

Exhaust Fan: Exhaust Fan Type
Recirculating



Oven/Stove: Fuel Type
Gas



Counter Condition: Counter Type
Plastic Laminate



Sinks Condition: Sinks Condition

Appears satisfactory and functional at the time of the inspection. Functional flow and functional drainage were both verified.



Plumbing Condition: Functional Drainage

Functional drainage was observed. 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.

Plumbing Condition: Functional Flow

Functional flow was observed and is satisfactory, determined by no loss of flow with the faucet and the dishwasher operating at the same time.

Dishwasher Condition: Dishwasher Condition

Appears satisfactory and functional at the time of the inspection.

**Cabinet Condition: Cabinets Condition**

Appears satisfactory and functional at the time of the inspection.

**Electrical: Electrical Condition**

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Electrical: GFCI Condition

Appears satisfactory and functional at the time of the inspection.



Oven/Stove: Cooktop Condition

Appears satisfactory and functional at the time of the inspection. All burners operated correctly at the time of the inspection.

Oven/Stove: Oven Condition

Appears satisfactory and functional at the time of the inspection.



Microwave: Microwave Condition

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



Observations

16.9.1 Dishwasher Condition

DRAIN LINE HIGH LOOP

The dishwasher drain line should have a high loop installed where the line is higher than the point it enters the garbage disposal/drain line to prevent the drained waste water from backing back into the dishwasher.

Recommendation

Contact a qualified professional.



16.11.1 Electrical

GFCI WORN

The GFCI outlet did not respond to test/reset. Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.





16.12.1 Exhaust Fan

FILTER MISSING

No filter was installed in exhaust fan at the time of inspection.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Inspection Details

We abide by the Arizona Chapter of the American Society of Home Inspectors (ASHI) Standards of Practice to operate as home inspectors and perform the inspection for your home. If you'd like to see what those standards entail, please visit the link below.

<https://btr.az.gov/sites/default/files/Standards%20of%20Professional%20Practice%208-25-15.pdf>