



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



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SUMMARY



ITEMS INSPECTED



RECOMMENDATION



SAFETY HAZARD

-
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 - ⊖ 2.7.1 Structural components - Foundation Condition/Floor structure: Insulation breaches
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 - ⊖ 4.1.1 Exterior - Driveway and Walkway Condition: Potential Trip Hazard(s) at sidewalk
 - ⊖ 4.2.1 Exterior - Vegetation Observations: Vegetation Contacting Home
 - ⊖ 4.3.1 Exterior - Fence and Gate Condition: Contacting ground.
 - ⚠ 4.4.1 Exterior - Patio/Porch Condition: No GFCI exterior outlets
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 - ⊖ 5.1.1 Plumbing - Supply and Waste Plumbing: Backflow Prevention Needed
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 - ⊖ 6.1.1 Electrical - Electrical General: Not labeled/unclear/mislabeled
 - ⚠ 6.1.2 Electrical - Electrical General: Open Knockouts
 - ⊖ 6.1.3 Electrical - Electrical General: Federal Pacific Panel/Sub Panel

- ⊖ 6.1.4 Electrical - Electrical General: Support bracket loose/missing
- ⊖ 7.4.1 Heat/AC - Filters: No filter installed
- ⊖ 8.1.1 Master Bedroom - Doors: Door Contacting Frame
- ⊖ 8.1.2 Master Bedroom - Doors: Door does not lock
- ⊖ 8.4.1 Master Bedroom - Cooling/Heating: Rust noted
- ⚠ 8.5.1 Master Bedroom - Smoke Detectors: No smoke detectors
- ⊖ 8.7.1 Master Bedroom - Flooring: Surface defects
- ⊖ 9.2.1 Master Bathroom - Ceiling: Damage
- ⊖ 9.3.1 Master Bathroom - Cooling/Heating: Rust
- ⊖ 9.4.1 Master Bathroom - Wall Condition: Water staining/damage
- ⊖ 9.4.2 Master Bathroom - Wall Condition: Gaps
- ⊖ 9.5.1 Master Bathroom - Flooring: Damaged/missing grout/caulking observed
- ⊖ 9.11.1 Master Bathroom - Cabinet Condition: Out of adjustment
- ⊖ 9.13.1 Master Bathroom - Shower Condition: Shower Faucet Leak
- ⊖ 9.13.2 Master Bathroom - Shower Condition: Caulk/grout Voids/Deterioration
- ⊖ 10.1.1 Hall Bedroom 1 - Doors: Excessive gap
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- ⚠ 10.5.1 Hall Bedroom 1 - Smoke Detectors: No smoke detectors
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- ⊖ 12.1.1 Hall Bedroom 3 - Doors: Loose/ missing hardware
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- ⚠ 12.5.1 Hall Bedroom 3 - Smoke Detectors: No smoke detectors
- ⊖ 13.1.1 Hall Bathroom - Doors: Door does not lock
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- ⊖ 13.10.1 Hall Bathroom - Sinks Condition: Flex line
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- ⊖ 16.1.1 Living Room - Door Bell: Doorbell did not operate
- ⊖ 16.2.1 Living Room - Doors: Exterior Door weather stripping
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- ⊖ 16.8.1 Living Room - Closets: Does not engage
- ⊖ 17.1.1 Kitchen - Doors: Door frame damage

- ⊖ 17.2.1 Kitchen - Ceiling: Water Staining/Damage
- ⊖ 17.2.2 Kitchen - Ceiling: Previous Repairs
- ⊖ 17.5.1 Kitchen - Wall Condition: Water staining/damage
- ⊖ 17.5.2 Kitchen - Wall Condition: Gaps
- ⊖ 17.6.1 Kitchen - Flooring: Level variations
- ⊖ 17.6.2 Kitchen - Flooring: Baseboard gaps
- ⊖ 17.6.3 Kitchen - Flooring: Excessive noise
- ⚠ 17.13.1 Kitchen - Electrical: No GFCI
- ⊖ 17.14.1 Kitchen - Exhaust Fan: No carbon filter
- ⊖ 17.17.1 Kitchen - Window Condition: Window Sealed

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

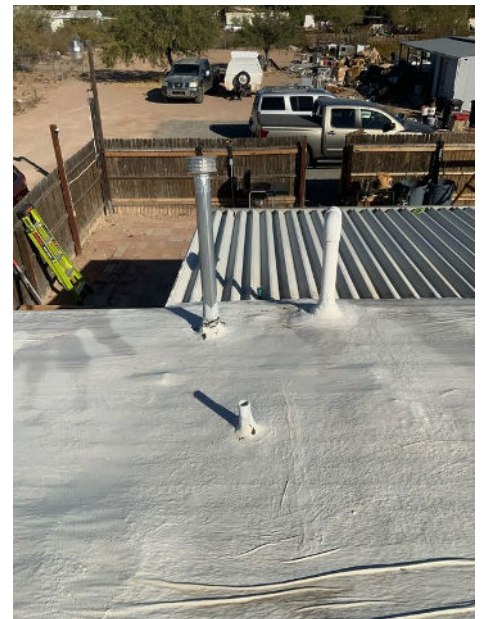
Walking Structure

Roof drainage: Type of drainage

Appears satisfactory and functional at the time of inspection., Roof pitch and flashing only.

Vent Caps: Vent Caps Present

Appears satisfactory and functional at the time of the inspection.



Eaves & Facia: Eaves and Fascia Board Condition

Appears satisfactory and functional at the time of the inspection.

Foundation Condition/Floor structure: Foundation Type

Crawlspace

Roof condition: Roofing Type and Material - Main Structure

Truss system, Foam, Rolled Roofing, Membrane

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

Metal

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.

**Flashing: Flashing 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

Metal 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, Crawled under

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

Steel Chassis with Wood flooring, Wood Frame

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.

Limitations

Foundation Condition/Floor structure

ENGINEERING CERTIFICATION

While we are able to do a visual inspection of the homes foundation, we are unable to perform the full function that an engineering certification would cover. Typical the engineering certification is required by the lender, but if this home is being purchased without a lender an engineering company could be contacted to certify the foundation of the home.



Observations

2.1.1 Roof condition

OPEN PENETRATIONS

Open/unsealed roof penetrations noted. Recommend sealing the penetrations to prevent a source of water intrusion.

Recommendation

Contact a qualified professional.



2.1.2 Roof condition

ROLLED ROOFING DETERIORATION

Areas of rolled roofing deterioration noted. Recommend a licensed contractor evaluate for repair/replacement to prevent moisture/critter intrusion.

Recommendation

Contact a qualified professional.



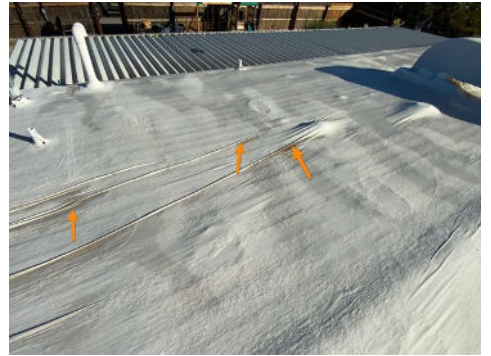
2.1.3 Roof condition

PONDING

Areas of ponding noted along the roof structure. Recommend a licensed contractor evaluate for repair to prevent premature damage to roofing, and/or leaks.

Recommendation

Contact a qualified professional.



2.1.4 Roof condition

CACTUS GROWING

Cactus appears to be growing at the roof. Recommend removing it to avoid adverse effects on roof.

Recommendation

Contact a qualified professional.



2.4.1 Flashing

FLASHING DISPLACED/MISSING/DAMAGED

Areas of missing/displaced/damaged flashing noted (see photos for details). Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



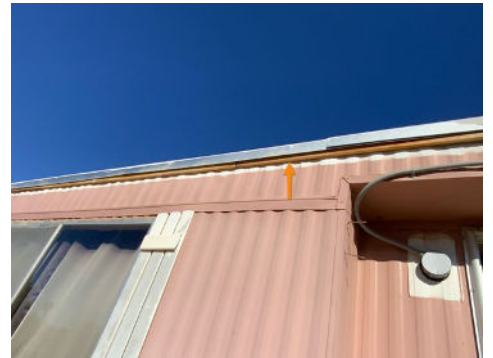
2.5.1 Eaves & Facia

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.



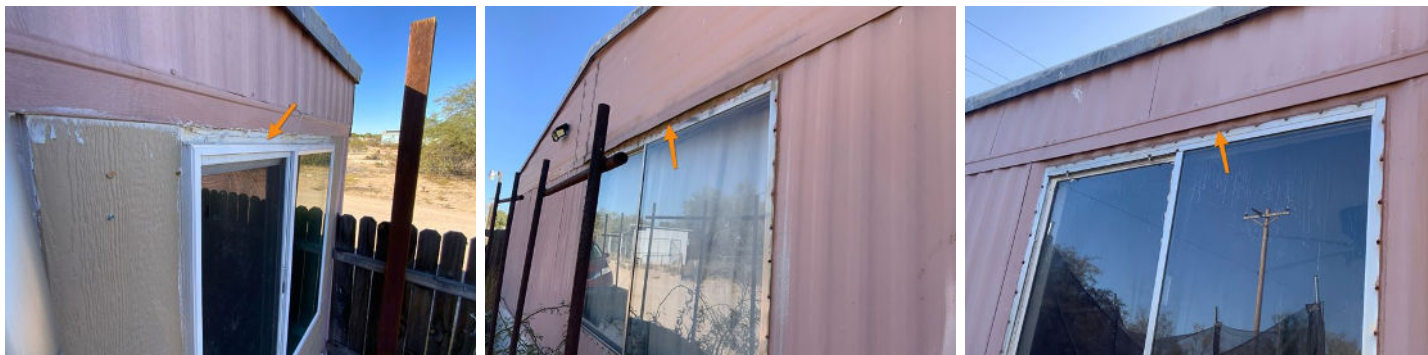
2.6.3 Structural walls

SOME CAULKING NOTED

Some caulking noted on the exterior of windows/doors. Recommend licensed contractor to evaluate for adequacy.

Recommendation

Contact a qualified professional.



2.7.1 Foundation Condition/Floor structure

INSULATION BREACHES

Areas of breached insulation/moisture barrier noted. Recommend sealing these areas to increase the energy efficiency and reduce risk of moisture intrusion into the home.

Recommendation

Contact a qualified professional.



2.7.2 Foundation Condition/Floor structure

WOOD DESTROYING ORGANISMS

Termite tubes/stains noted along the exposed foundation perimeter.

Recommendation

Contact a qualified professional.



2.7.3 Foundation Condition/Floor structure

MINOR WATER STAINING

Minor water staining noted in the crawlspace area. No damage noted.

Recommendation

Contact a qualified professional.



2.7.4 Foundation Condition/Floor structure

DAMAGED CRAWLSPACE VENTS/ACCESS

Damaged crawlspace vents/access noted. Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



2.7.5 Foundation Condition/Floor structure

LEVEL VARIATIONS

Flooring variations were noted through the Home. This could be due to poor craftsmanship or it could indicate foundation issues. Recommend consulting a structural engineer to evaluate.

Recommendation

Contact a qualified professional.

2.7.6 Foundation Condition/Floor structure

GRADING VARIATIONS IN CRAWLSPACE.

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

Attic and Insulation: Attic access Electrical: None visible.

location

None

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

Unknown

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

Not 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

NO ATTIC ACCESS

No attic access was noted inside the home. Unable to observe insulation, electrical components, or vapor barrier.

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

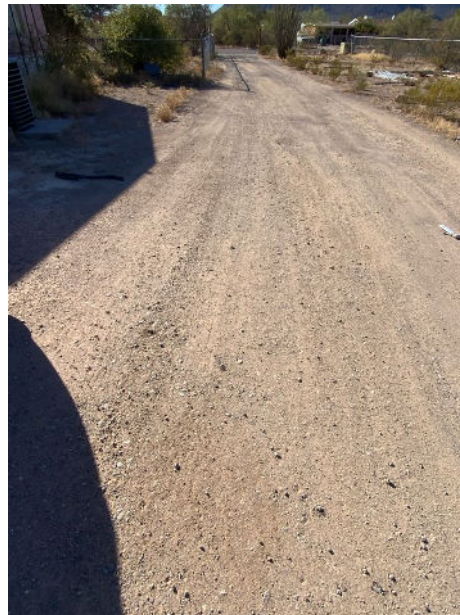
Information

Driveway and Walkway Condition: Driveway/Walkway Present

Appears satisfactory and functional at the time of the inspection.

Driveway and Walkway Condition: Driveway/Walkway Type

Dirt, Landscaping Paver



Patio/Porch Condition: Exterior GFCI

Appears satisfactory and functional at the time of the inspection.



Patio/Porch Condition: Patio/Porch Condition

Appears satisfactory and functional at the time of the inspection.

Patio/Porch Condition: Patio/Porch Type

Pavers

Patio/Porch Condition: Ceiling**Type**

Metal

Appears functional and satisfactory at the time of the inspection.

**Driveway and Walkway Condition: Pavers/Flagstone Noted**

Appears satisfactory and functional at the time of the inspection. Brick/landscaping pavers or flagstone noted that can settle over time and should be monitored for trip hazards.



Fence and Gate Condition: Fence/ Wall material

Chain link, Wood

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.

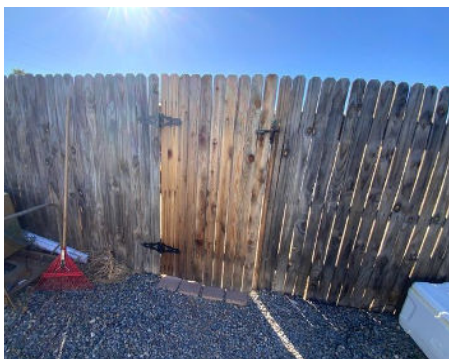


Fence and Gate Condition: Fencing/Gate Present

Appears satisfactory and functional at the time of the inspection. This includes pool safety features, if pool present.

Fence and Gate Condition: Gate Material

Chain link, Wood



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.

**Patio/Porch Condition: Good, Brick Pavers/Flagstone Noted**

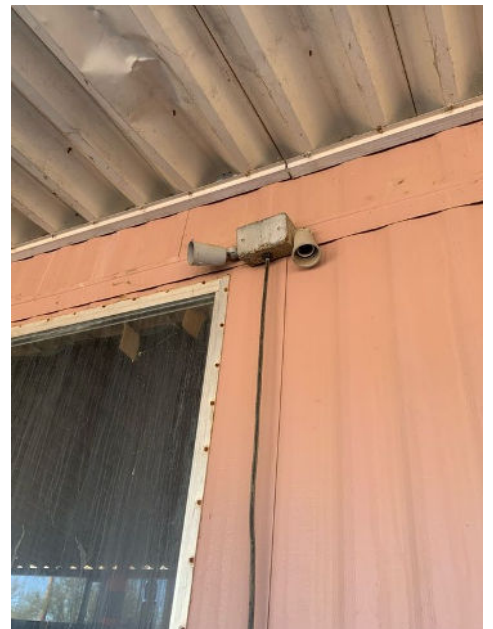
Appears satisfactory and functional at the time of the inspection. Brick/landscaping pavers or flagstone noted that can settle over time and should be monitored for trip hazards.

Limitations

Patio/Porch Condition

NO LIGHT BULBS

There is one or more exterior lights with missing bulbs noted. We are unable to inspect the exterior light fixtures without light bulbs installed.



Observations

4.1.1 Driveway and Walkway Condition

POTENTIAL TRIP HAZARD(S) AT SIDEWALK

Potential trip hazards noted along the sidewalk. Monitor / repair as necessary.

Recommendation

Contact a qualified professional.



4.2.1 Vegetation Observations

VEGETATION CONTACTING HOME

Vegetation noted contacting the home. This can be a source of moisture intrusion or a pathway into the home for wood destroying organisms. Recommend trimming away any vegetation that is contacting the home.

Recommendation

Contact a qualified professional.



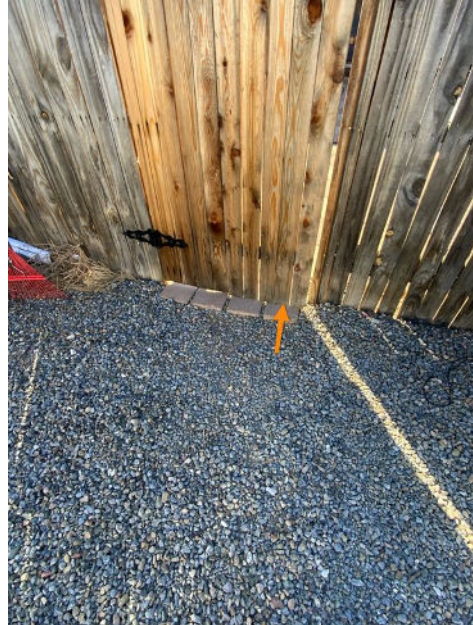
4.3.1 Fence and Gate Condition

CONTACTING GROUND.

Gate seems to be contacting the ground during normal operation.

Recommendation

Contact a qualified professional.



4.4.1 Patio/Porch Condition

NO GFCI EXTERIOR OUTLETS

 Safety Hazard

One or more exterior outlets do not appear to be GFCI protected. Recommend licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



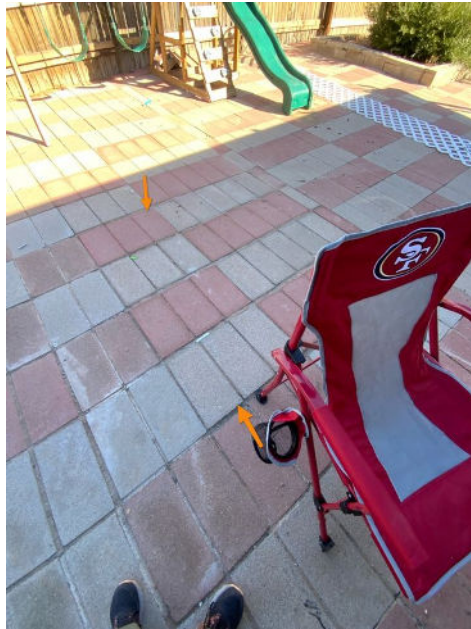
4.4.2 Patio/Porch Condition

TRIP HAZARD FROM SETTLING

Settling of concrete/paver/flooring has become a trip hazard in the patio.

Recommendation

Contact a qualified professional.



4.4.3 Patio/Porch Condition

TRIP HAZARDS FROM MATERIALS

Leftover materials have become trip hazards. Recommend licensed contractor to remove/cover/update.

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 shut off location

Unable to locate. Clarify location with seller.

Main Gas Valve Condition: Main

Gas Valve

Side of building



Main Gas Valve Condition: Main

Gas Valve Condition

Appears satisfactory and functional at the time of the inspection.



Supply and Waste Plumbing: Exterior Faucet Location

Rear of structure.

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., Aquapex 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**

ABS

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

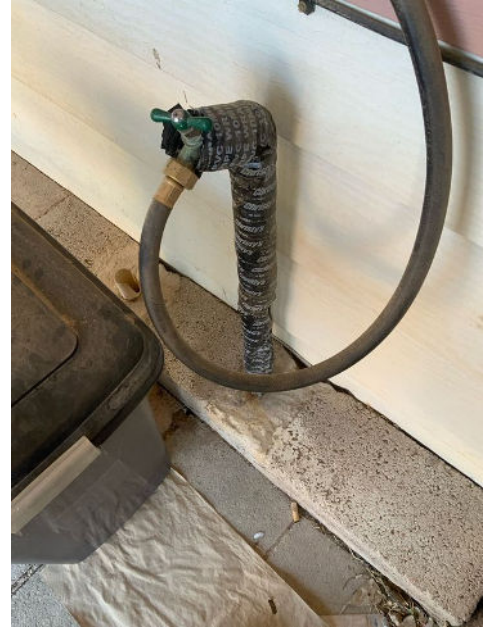
While piping must be supported at different intervals depending on piping material, we are unable to observe fasteners behind walls or for pipes concealed behind insulation in attics and/or crawl spaces. In those spaces that were visible, it appeared satisfactory and functional. However, in older homes 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

Supply and Waste Plumbing

CONCEALED/INSULATED

Areas of the exterior plumbing noted as concealed/insulated and we are unable to inspect for defects via non invasive methods.



Observations

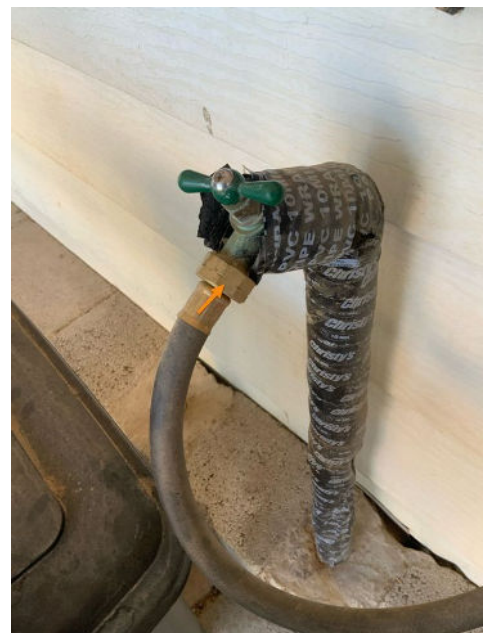
5.1.1 Supply and Waste Plumbing

BACKFLOW PREVENTION NEEDED

Exterior faucets should have backflow prevention devices installed to prevent water from re-entering potable supply.

Recommendation

Contact a qualified professional.



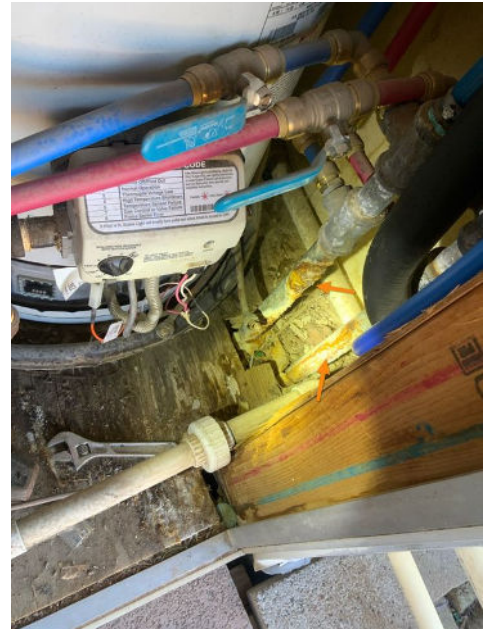
5.1.2 Supply and Waste Plumbing

CORROSION

Corrosion noted in the exterior plumbing lines (see photos for specific areas). Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



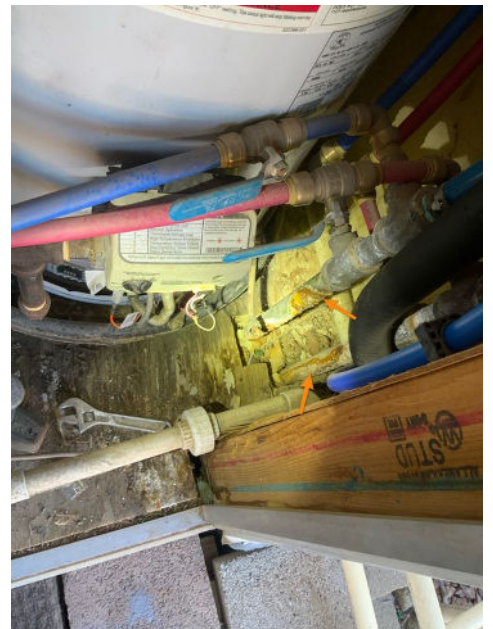
5.1.3 Supply and Waste Plumbing

GALVANIZED PLUMBING

Galvanized plumbing noted within the home. Galvanized has an average expected service life of around 30 years. If any evidence of functional flow issues, rusty water, or leaks were noted throughout the home, it will be listed below or in the summary. It is recommended to monitor the system and repair/replace as required.

Recommendation

Contact a qualified professional.



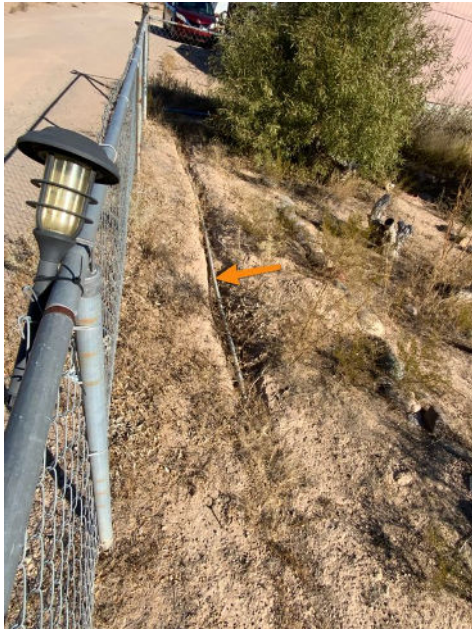
5.1.4 Supply and Waste Plumbing

EXPOSED PIPE

Recommend covering to prevent further sun damage or freeze. Monitor for trip hazard. This pipe is conduit for electrical elements.

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

240

Electrical General: Main Breaker Amperage

200amp



Electrical General: Compatibility of overcurrent protection

Mixed breakers, Appears compatible where visible

Electrical General: Service Type

Underground Service Lateral

Electrical General: Main Panel Location

Side of house.

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



Electrical General: Overcurrent Protection Devices

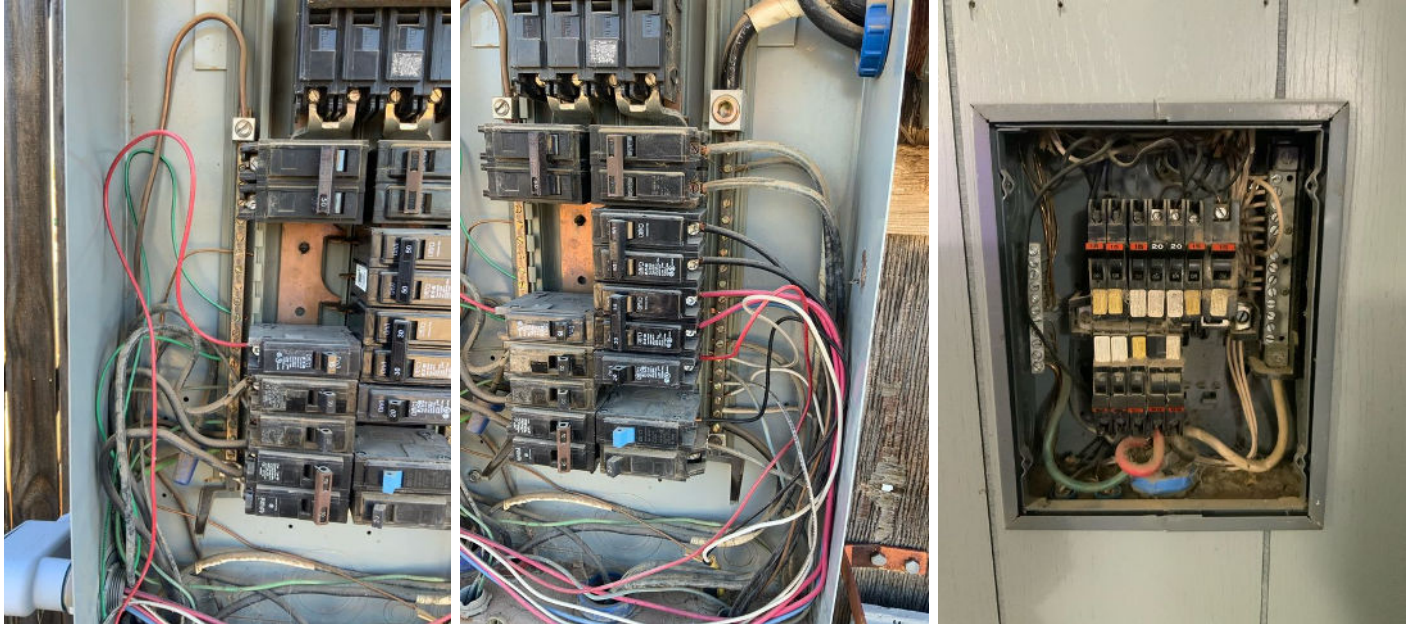
Circuit Breakers, Appears functional and serviceable at the time of inspection

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**

Bedroom

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

**Observations**

6.1.1 Electrical General

NOT LABELED/UNCLEAR/MISLABELED

Panel breakers should be clearly labeled. Unable to identify.

Recommendation

Contact a qualified professional.



6.1.2 Electrical General

OPEN KNOCKOUTS



Open knockouts noted in the electrical panel or other electrical boxes (see pictures for specific locations). Recommend a licensed contractor evaluate for repair to reduce risk of injury and/or critters getting in and creating a fire hazard.

Recommendation

Contact a qualified professional.



6.1.3 Electrical General

FEDERAL PACIFIC PANEL/SUB PANEL

Federal Pacific panel/Subpanel noted. Federal Pacific is a company that went out of business due to issues with some of their electrical panels. While there is no guarantee that something will fail and it is not a requirement to have the box replaced, replacement parts are extremely hard to find as they are no longer being manufactured. Recommend a licensed contractor evaluate.

Recommendation

Contact a qualified professional.



6.1.4 Electrical General

SUPPORT BRACKET LOOSE/MISSING

The support bracket for service lateral was loose/missing at the time of inspection. Recommend licensed contractor to evaluate.

Recommendation

Contact a qualified professional.



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**

48 4 ton

**AC Compress Condition:
Refrigerant Lines Condition**

Appears satisfactory and functional at the time of the inspection.

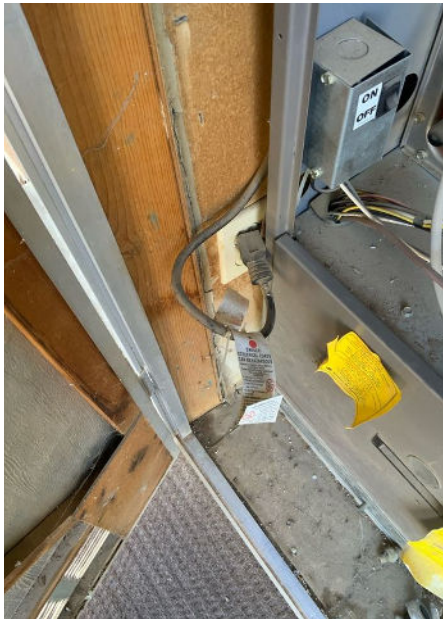
**AC Compress Condition:
Compressor Location and type**

Air Conditioner



Heater Condition: Emergency Disconnect

Electrical outlet, Currently functional



Heater Condition: Fuel Type
Gas Forced Air

Heater Condition: Heater Location

Exterior Closet

Heater Condition: Gas valve condition

Appears satisfactory and functional at the time of the inspection.



Enclosure: Furnace enclosure appears serviceable at the time of inspection.

Filters: Filter Location
Inside Heater Cabinet



Thermostats: Thermostat Condition

Appears satisfactory and functional at the time of the inspection.

Thermostats: Thermostat Location

Kitchen

Thermostats: Thermostat Type Digital (Programmable)



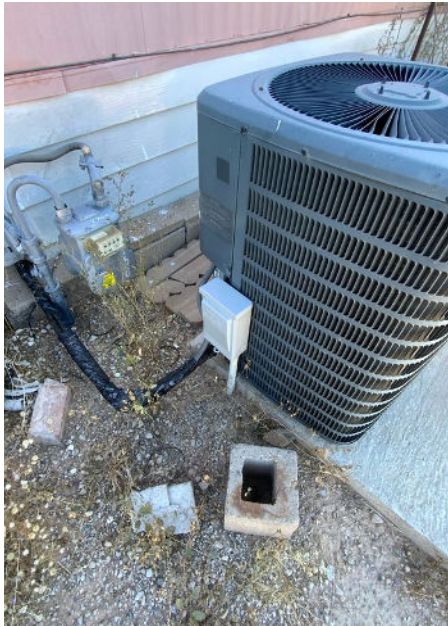
AC Compress Condition: Compressor Age 03/01/2015



AC Compress Condition: Emergency Disconnect

Fuse box

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

11/01/2008



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: Heater Condition

Appears satisfactory and functional at the time of the inspection.



Heater Condition: Ventilation Type

PVC

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

**Heater Condition: Condensate Drain Line**

Condensate drain line noted. Appears satisfactory and functional at the time of the inspection.

**Limitations**

AC Compress Condition

EXTERIOR TEMPERATURE

The exterior temperature of the time of inspection was unsuitable to test air conditioner/heat pump in cooling mode.

Observations

7.4.1 Filters

NO FILTER INSTALLED

No air filter was installed at the time of the inspection. It is recommended to have the system evaluated by a licensed contractor for cleaning of the coils and the ductwork.

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

Acoustic Panels

Ceiling Fans: Ceiling Fan Condition

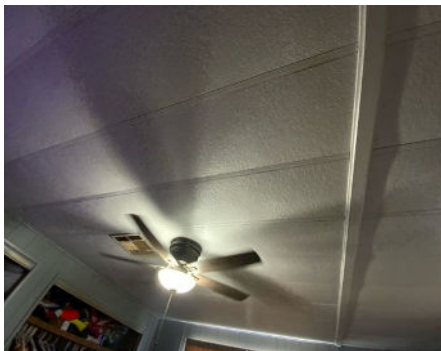
Appears satisfactory and functional at the time of the inspection.

Cooling/Heating: Cooling/Heating Type

Central HVAC

Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.



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 Frame Material
Aluminum

Window Condition: Window Type
Single Pane, Sliding

Cooling/Heating: Cooling/Heating Condition

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

Wall Condition: Wall Type
Paneling



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

Wall Condition

PERSONAL ITEMS STORED.

Unable to see latent defects that may be covered by personal items.

Window Condition

PERSONAL ITEMS

Personal items are blocking access to the bedroom window and we are unable to test it.



Observations

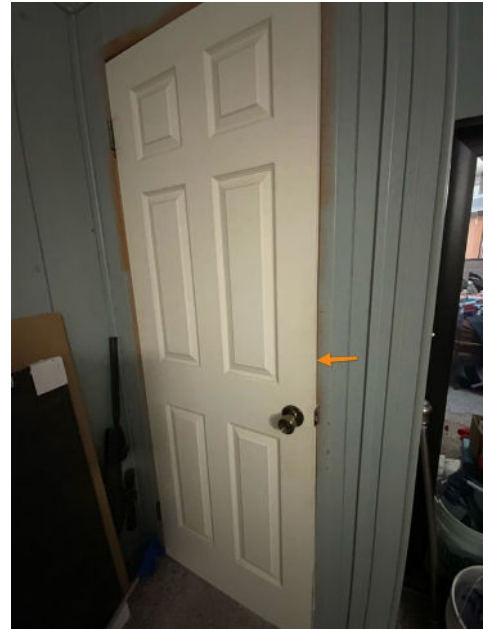
8.1.1 Doors

DOOR CONTACTING FRAME

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

Recommendation

Contact a qualified professional.



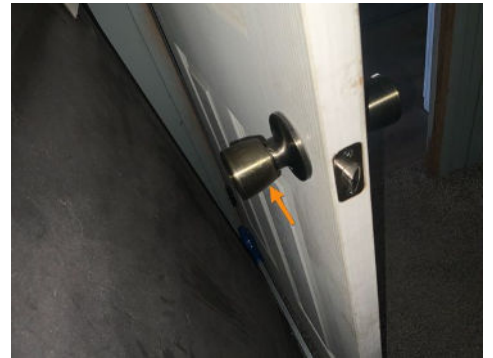
8.1.2 Doors

DOOR DOES NOT LOCK

Door does not appear to lock properly.

Recommendation

Contact a qualified professional.



8.4.1 Cooling/Heating

RUST NOTED

Recommend licensed contractor to evaluate.

Recommendation

Contact a qualified professional.



8.5.1 Smoke Detectors

NO SMOKE DETECTORS

No smoke detectors noted within the master bedroom. Recommend a licensed contractor evaluate for the installation of a smoke detector to alert occupants of an emergency.

Recommendation

Contact a qualified professional.

8.7.1 Flooring

SURFACE DEFECTS

Discolored/scraped/wrinkled/unlevel. Recommend monitoring for trip hazard.

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			
9.16	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 Condition

Appears satisfactory and functional at the time of the inspection.

Ceiling: Ceiling Type

Acoustic Panels

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
Paneling



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

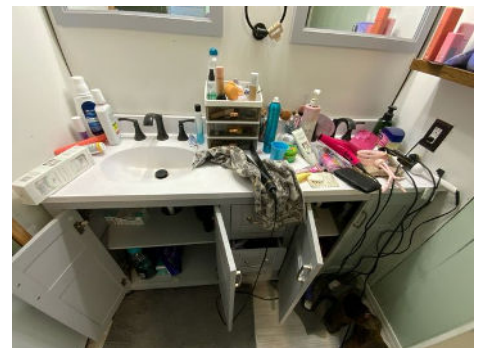
Flooring: Flooring Surface
Floating Laminate

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

Bathtub



Shower Condition: Shower Faucet Condition

Appears satisfactory and functional at the time of the inspection.



Shower Condition: Shower Walls Type

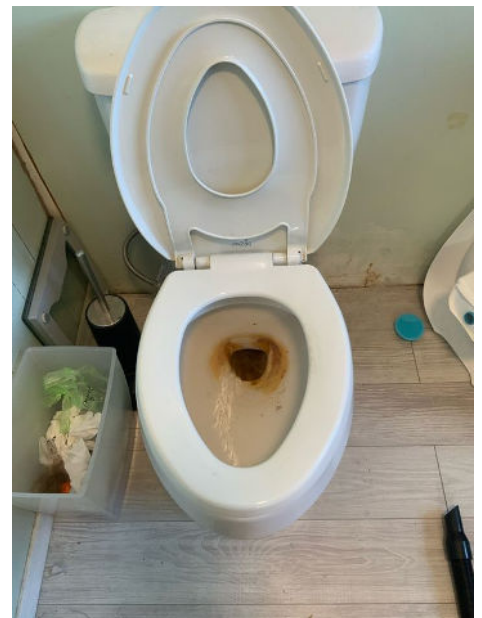
Ceramic Tile

Bathtub Condition: Bath Type

Bathtub

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

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.

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.

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.



Limitations

Counter Condition

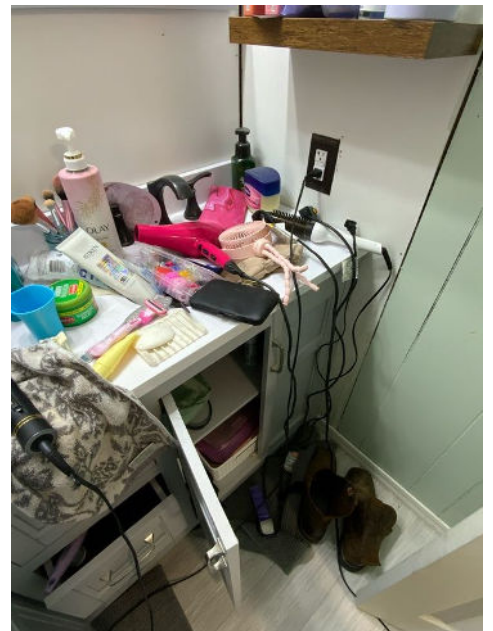
ITEMS STORED

Unable to inspect for latent defects.

Sinks Condition

ITEMS STORED

Unable to observe for latent defects.



Observations

9.2.1 Ceiling

DAMAGE

Bathroom ceiling shows damage. Unable to determine source.

Recommendation

Contact a qualified professional.



9.3.1 Cooling/Heating

RUST

Rust noted in HVAC register.

Recommendation

Contact a qualified professional.



9.4.1 Wall Condition

WATER STAINING/DAMAGE

Water stains/water damage noted at the master bathroom walls. Recommend a licensed contractor evaluate for potential water intrusion issues and repair/replace affected wall coverings as required.

Recommendation

Contact a qualified professional.



9.4.2 Wall Condition

GAPS

Recommendation

Contact a qualified professional.





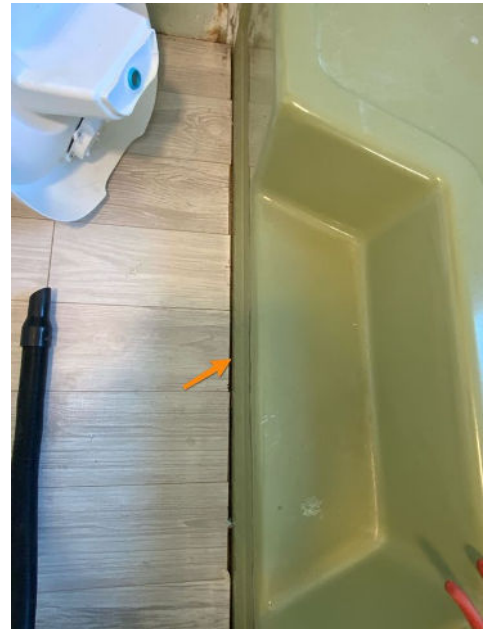
9.5.1 Flooring

DAMAGED/MISSING GROUT/CAULKING OBSERVED

Damaged/missing grout/caulking observed in the master bathroom flooring. Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



9.11.1 Cabinet Condition

OUT OF ADJUSTMENT

Cabinets appear to be out of adjustment at the time of inspection. Recommend licensed contractor to evaluate for repair.

Recommendation

Contact a qualified professional.



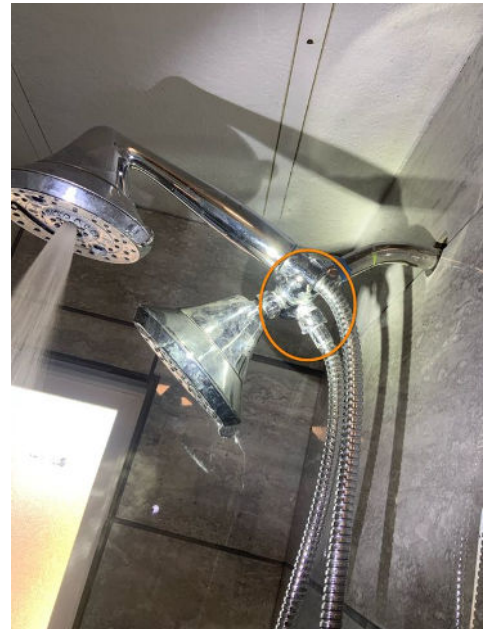
9.13.1 Shower Condition

SHOWER FAUCET LEAK

Leak noted at the master bathroom shower faucet. Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



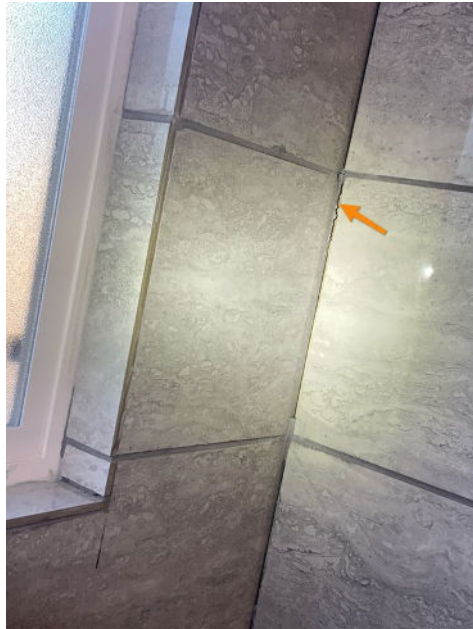
9.13.2 Shower Condition

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

Acoustic Panels

Ceiling Fans: Ceiling Fan 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

Paneling

**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 Frame Material

Aluminum

Window Condition: Window Type

Single 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.

Limitations

Wall Condition

ITEMS STORED.

Unable to observe latent defects.

Window Condition

WINDOWS INACCESSIBLE

Windows are covered from the inside and are unable to be inspected for function.



Observations

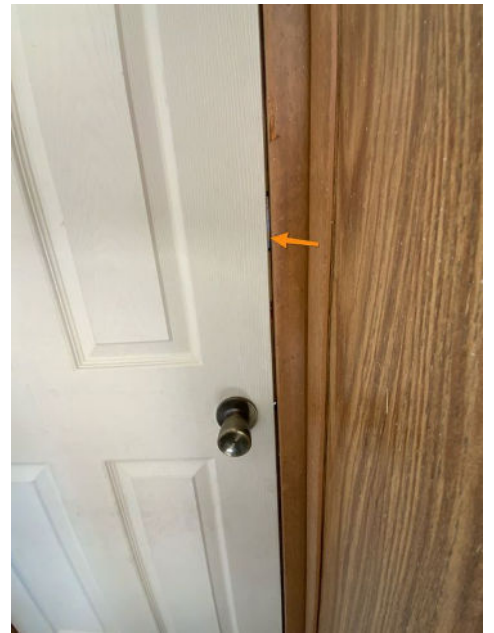
10.1.1 Doors

EXCESSIVE GAP

Excessive gap at bedroom door between door and frame. It does not provide for full privacy. Recommend licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



10.2.1 Ceiling

WATER STAINING/DAMAGE

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

Recommendation

Contact a qualified professional.



10.2.2 Ceiling

DAMAGED

Recommendation

Contact a qualified professional.



10.5.1 Smoke Detectors

NO SMOKE DETECTORS



No smoke detectors noted within the bedroom. Recommend a licensed contractor evaluate for the installation of a smoke detector to alert occupants of an emergency.

Recommendation

Contact a qualified professional.

11: HALL BEDROOM 2

		IN	NI	NP	O
11.1	Doors	X			
11.2	Ceiling	X			
11.3	Ceiling Fans	X			
11.4	Cooling/Heating	X			
11.5	Smoke Detectors	X			
11.6	Wall Condition	X			
11.7	Flooring	X			
11.8	Closets	X			
11.9	Electrical	X			
11.10	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

Acoustic Panels

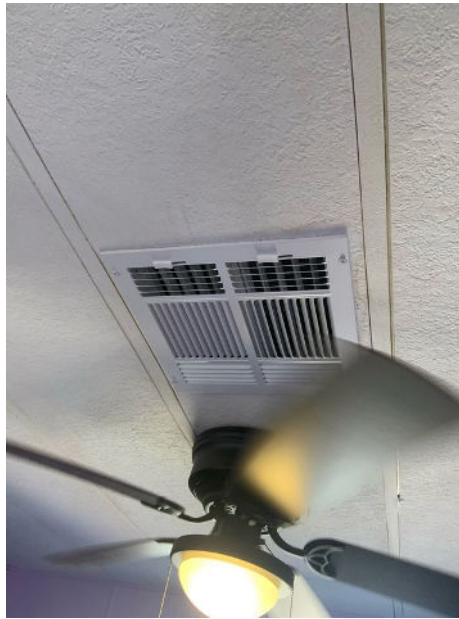
Ceiling Fans: Ceiling Fan Condition

Appears satisfactory and functional at the time of the inspection.



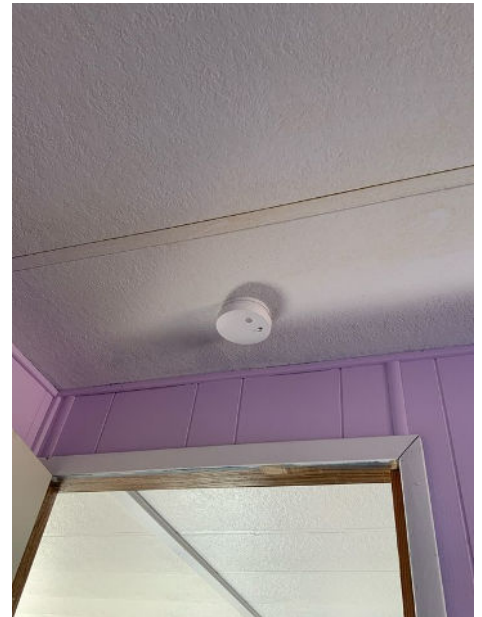
Cooling/Heating: Cooling/Heating Type

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.

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

Aluminum



Window Condition: Window Type

Single Pane, Sliding

Cooling/Heating: Cooling/Heating Condition

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

Wall Condition: Wall Type

Paneling

**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

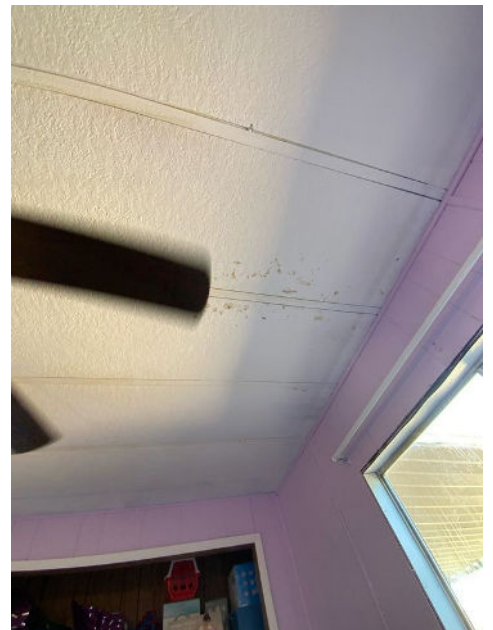
11.2.1 Ceiling

WATER STAINING/DAMAGE

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

Recommendation

Contact a qualified professional.



11.10.1 Window Condition

UNABLE TO OPEN

The bedroom window was unable to open at the time of the inspection. The window should be operable as an emergency egress from the bedroom.

Recommendation

Contact a qualified professional.



12: HALL BEDROOM 3

		IN	NI	NP	O
12.1	Doors	X			
12.2	Ceiling	X			
12.3	Ceiling Fans	X			
12.4	Cooling/Heating	X			
12.5	Smoke Detectors	X			
12.6	Wall Condition	X			
12.7	Flooring	X			
12.8	Closets	X			
12.9	Electrical	X			
12.10	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

Acoustic Panels

Ceiling Fans: Ceiling Fan 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.



Flooring: Flooring Condition

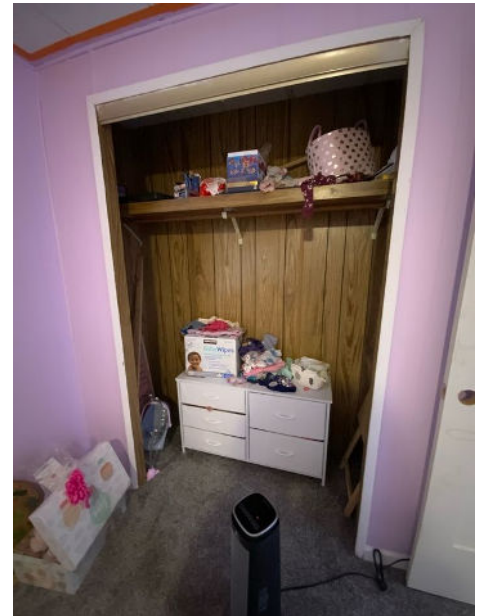
Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type

Carpet

Closets: Closet Condition

Appears satisfactory and functional at the time of the inspection.



Window Condition: Window Frame Material

Aluminum

Window Condition: Window Type

Single Pane, Sliding

Cooling/Heating: Cooling/Heating Condition

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

Wall Condition: Wall Type

Drywall, Paneling



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

Wall Condition

ITEMS STORED.

Personal items stored. Can not inspect areas of wall.

Window Condition

PERSONAL ITEMS

The bedroom window access was blocked by stored personal items. Unable to test for functionality.



Observations

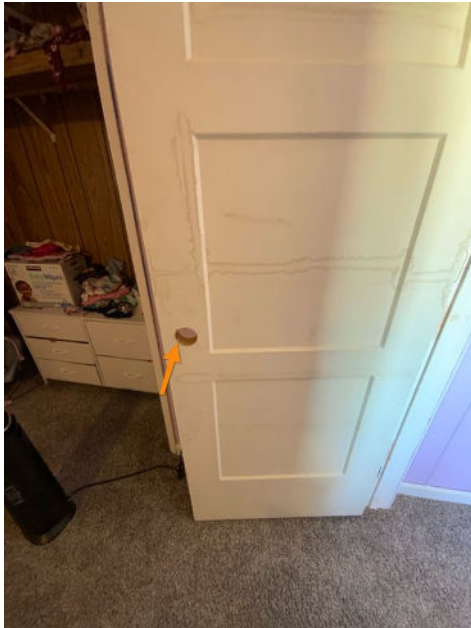
12.1.1 Doors

LOOSE/ MISSING HARDWARE

The hall bedroom door hardware appears to be loose/missing.

Recommendation

Contact a qualified professional.



12.2.1 Ceiling

WATER STAINING/DAMAGE

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

Recommendation

Contact a qualified professional.



12.5.1 Smoke Detectors

NO SMOKE DETECTORS

 Safety Hazard

No smoke detectors noted within the bedroom. Recommend a licensed contractor evaluate for the installation of a smoke detector to alert occupants of an emergency.

Recommendation

Contact a qualified professional.

13: HALL BATHROOM

		IN	NI	NP	O
13.1	Doors	X			
13.2	Ceiling	X			
13.3	Cooling/Heating	X			
13.4	Wall Condition	X			
13.5	Flooring	X			
13.6	Exhaust Fan	X			
13.7	Mirrors Condition	X			
13.8	Electrical	X			
13.9	Counter Condition	X			
13.10	Sinks Condition	X			
13.11	Cabinet Condition	X			
13.12	Plumbing Condition	X			
13.13	Shower Condition	X			
13.14	Bathtub Condition	X			
13.15	Toilet Condition	X			
13.16	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 Condition

Appears satisfactory and functional at the time of the inspection.

Ceiling: Ceiling Type

Acoustic Panels

Cooling/Heating: Cooling/Heating Type

Central HVAC



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

Floating Laminate



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.

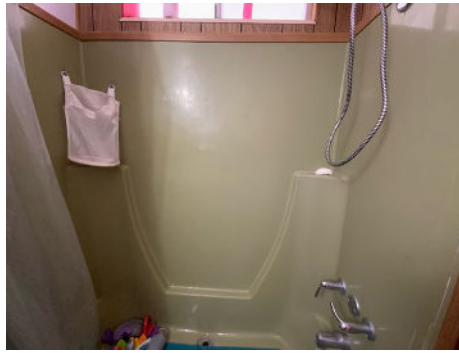
Shower Condition: Shower Base Type

Bathtub

Shower Condition: Shower Faucet **Shower Condition: Shower Walls**
Condition **Type**

Appears satisfactory and functional at the time of the inspection.

Preformed Surround



Bathtub Condition: Bath Type
Bathtub

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, Sliding



Cooling/Heating: Cooling/Heating Condition

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

Wall Condition: Wall Type

Drywall, Paneling



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.

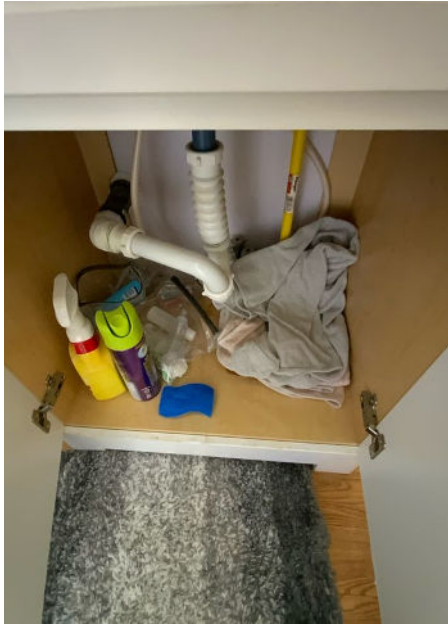
Sinks Condition: Sinks Condition

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 appears satisfactory and functional at the time of the inspection. For solid surface enclosures, we recommend reviewing the manufacturer's instructions for gap allowance between enclosure plates.

Bathtub Condition: Bathtub Condition

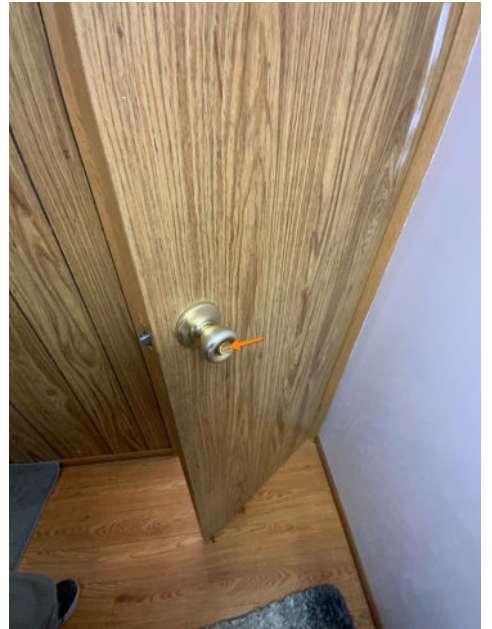
Appears satisfactory and functional at the time of the inspection. The over flow was not tested due to the possibility of damage from water leakage.

**Observations****13.1.1 Doors****DOOR DOES NOT LOCK**

Door does not appear to lock properly.

Recommendation

Contact a qualified professional.



13.2.1 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.



13.10.1 Sinks Condition

FLEX LINE

Flex line noted in hall bathroom. Recommend licensed contractor to evaluate for adequacy.

Recommendation

Contact a qualified professional.



13.13.1 Shower Condition

NON-WATER RATED ENCLOSURE

Material behind and around shower enclosure does not appear to be rated for wet areas. Recommend licensed contractor to evaluate to prevent water and moisture damage.

Recommendation

Contact a qualified professional.



14: WATER HEATER

		IN	NI	NP	O
14.1	Heater Enclosure	X			
14.2	Gas Valves	X			
14.3	Plumbing	X			
14.4	TPRV	X			
14.5	Water Heater	X			

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

Information

Gas Valves: Gas Valve Condition

Appears satisfactory and functional at the time of the inspection.

Plumbing: Plumbing Type

Aquapex, Galvanized

TPRV: Discharge Line Type

CPVC



Water Heater: Fuel Type

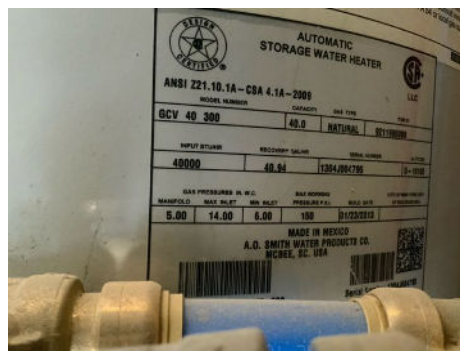
Gas

Water Heater: Age

01/23/2013

Water Heater: Capacity in Gallons

40gal



Water Heater: Combustion Chamber Condition

Appears satisfactory and functional at the time of the inspection.

**Water Heater: Ventilation Type**
Single walled, Double walled**Water Heater: Location**
Exterior Closet**Water Heater: Water Heater Condition**

Appears satisfactory and functional at the time of the inspection. Expansion tanks are required by code in all new water heater installations in closed systems. A closed water system uses check valves, backflow prevention devices, pressure-reducing valves, or other devices on the supply line to prevent water from being sucked back into the municipal water supply.

Water Heater: Automatic Safety Control

Thermocouple

In a gas water heater there may be a thermocouple installed for automatic safety control. Even when it 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.

Observations

14.1.1 Heater Enclosure

WATER STAINING/DAMAGE

Water staining/damage noted at the water heater closet. Recommend a licensed contractor evaluate for current water penetration and repair/replacement as required.

Recommendation

Contact a qualified professional.



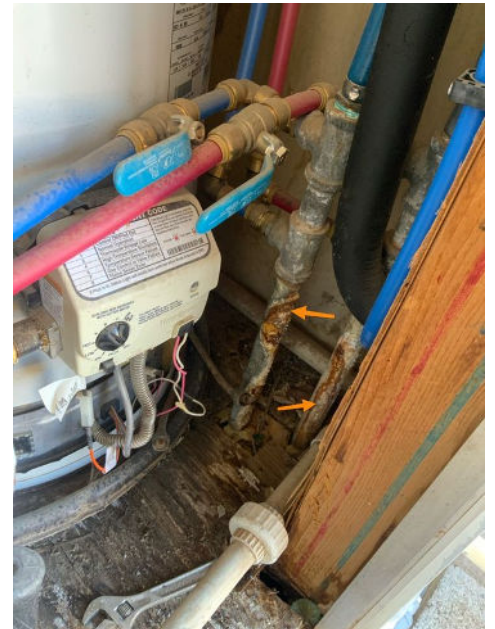
14.3.1 Plumbing

CORROSION BUILD UP

Corrosion build up noted along the water heater plumbing lines and/or fittings. Recommend a licensed contractor evaluate for repair/replacement.

Recommendation

Contact a qualified professional.



14.4.1 TPRV

IMPROPER DISCHARGE LINE



Safety Hazard

The temperature/pressure relief valve discharge line should be made of a material (i.e. solid metal, non corrugated) designed to withstand the extreme temperature/pressures released by the valve.

Recommendation

Contact a qualified professional.



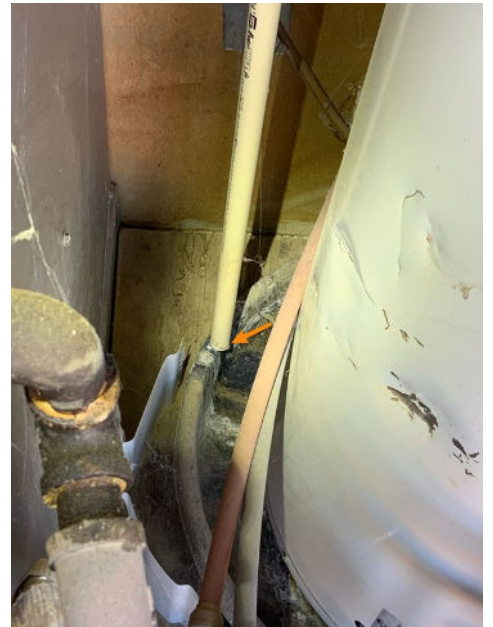
14.4.2 TPRV

EVIDENCE OF PREVIOUS LEAKS

Recommend licensed contractor to evaluate.

Recommendation

Contact a qualified professional.



14.5.1 Water Heater

OLDER WATER HEATER

Typical life expectancy of water heaters is 8-12 years. The current water heater of the home exceeds that time frame. While there were no leaks noted and the function of the water heater was verified as satisfactory, it cannot be guaranteed or advised that the water heater will continue to function past its expected useful lifespan.

Recommendation

Contact a qualified professional.

14.5.2 Water Heater

UNLEVEL

The water heater tank does not appear to be level.

Recommendation

Contact a qualified professional.



15: LAUNDRY

		IN	NI	NP	O
15.1	Exhaust Fan	X			
15.2	Electrical	X			
15.3	Plumbing	X			
15.4	Dryer Vent	X			

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

Information

Exhaust Fan: None

Electrical: GFCI Condition

Appears satisfactory and functional at the time of the inspection.



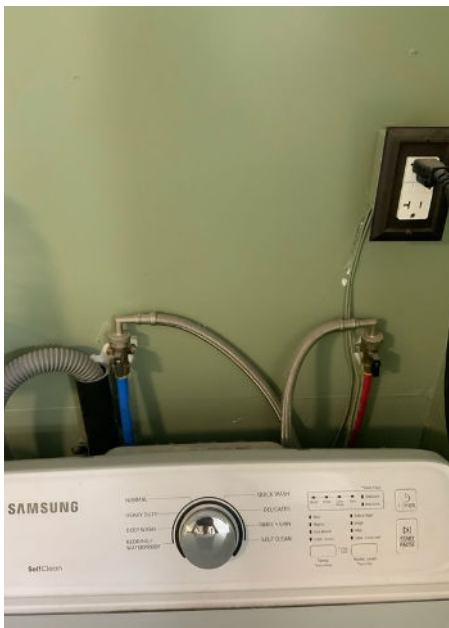
Electrical: Electrical Condition

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.



16: LIVING ROOM

		IN	NI	NP	O
16.1	Door Bell	X			
16.2	Doors	X			
16.3	Ceiling	X			
16.4	Ceiling Fans	X			
16.5	Cooling/Heating	X			
16.6	Wall Condition	X			
16.7	Flooring	X			
16.8	Closets	X			
16.9	Electrical	X			
16.10	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

Acoustic Panels

Ceiling Fans: Ceiling Fan Condition

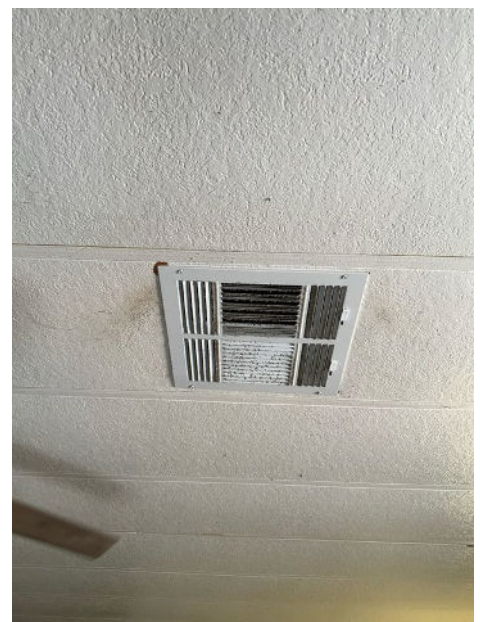
Appears satisfactory and functional at the time of the inspection.

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.

Closets: Closet Condition

Appears satisfactory and functional at the time of the inspection.



Flooring: Flooring 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.

Flooring: Flooring Type

Carpet

Window Condition: Window Frame Material

Aluminum

Window Condition: Window Type

Single Pane, Sliding



Wall Condition: Wall Type

Drywall



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

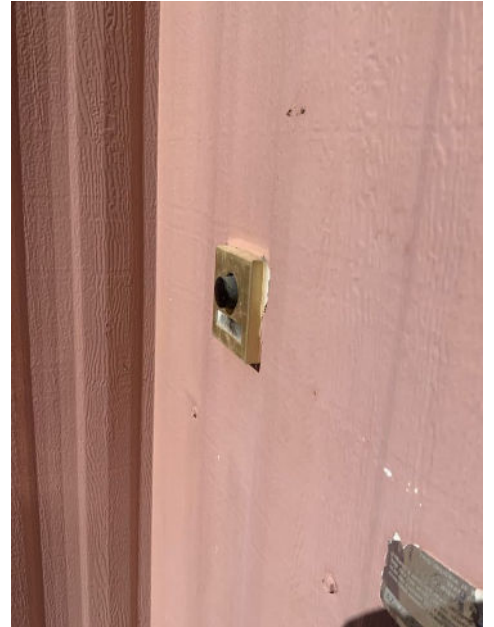
16.1.1 Door Bell

DOORBELL DID NOT OPERATE

Doorbell did not operate at the time of the inspection.

Recommendation

Contact a qualified professional.



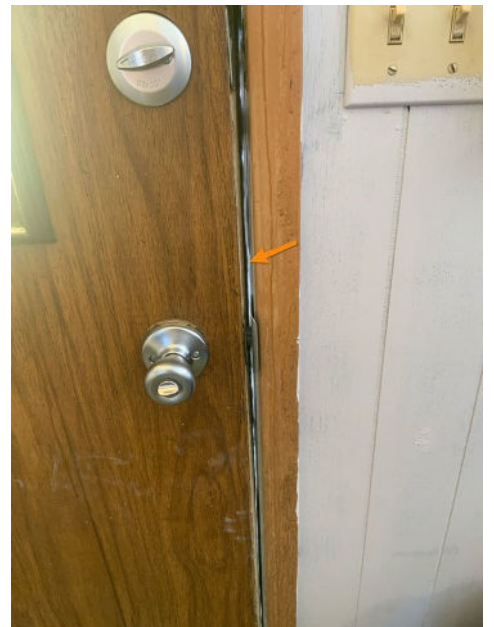
16.2.1 Doors

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.



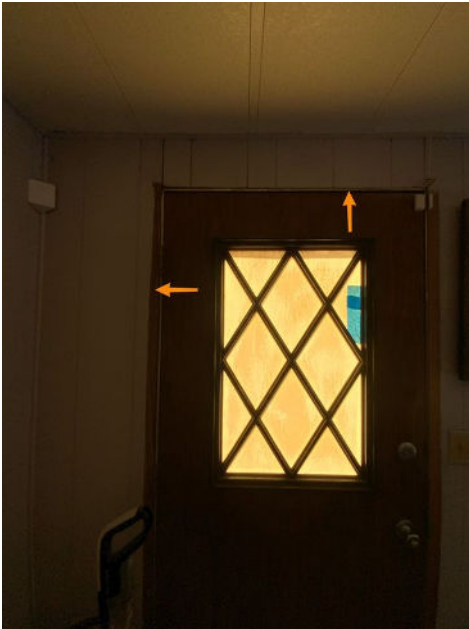
16.2.2 Doors

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.



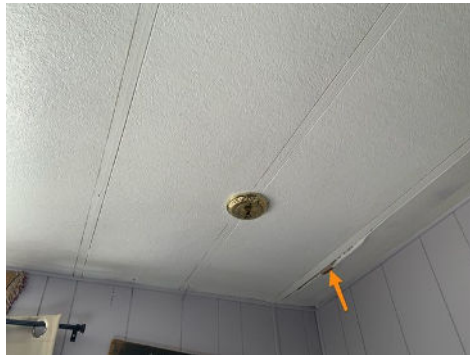
16.3.1 Ceiling

WATER STAINING/DAMAGE

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

Recommendation

Contact a qualified professional.



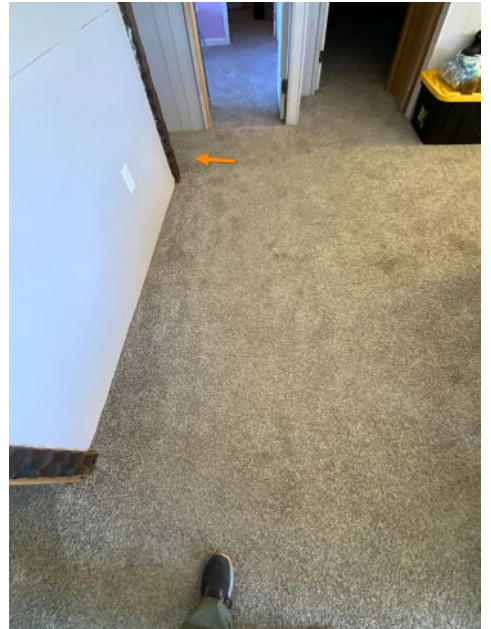
16.7.1 Flooring

LEVEL VARIATIONS

Level variations in the flooring noted. This could indicate poor craftsmanship or potentially a foundation problem. Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



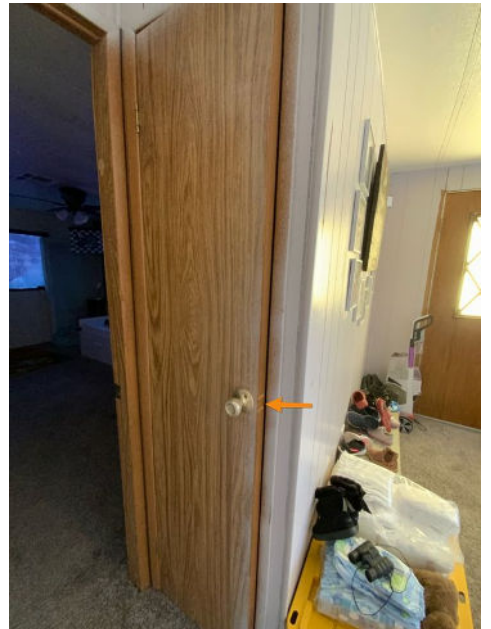
16.8.1 Closets

DOES NOT ENGAGE

Living room closet door does not engage.

Recommendation

Contact a qualified professional.



17: KITCHEN

		IN	NI	NP	O
17.1	Doors	X			
17.2	Ceiling	X			
17.3	Ceiling Fans	X			
17.4	Cooling/Heating	X			
17.5	Wall Condition	X			
17.6	Flooring	X			
17.7	Counter Condition	X			
17.8	Sinks Condition	X			
17.9	Plumbing Condition	X			
17.10	Garbage Disposal	X			
17.11	Dishwasher Condition	X			
17.12	Cabinet Condition	X			
17.13	Electrical	X			
17.14	Exhaust Fan	X			
17.15	Oven/Stove	X			
17.16	Microwave	X			
17.17	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

Acoustic Panels

Ceiling Fans: Ceiling Fan 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



Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type

Floating Laminate

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.



Dishwasher Condition: Drain line high loop

Appears satisfactory and functional at the time of inspection.



Cabinet Condition: Cabinets 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



Window Condition: Window Condition

Appears satisfactory and functional at the time of the inspection.

Window Condition: Window Frame Material Aluminum, Vinyl

Window Condition: Window Type Single Pane, Sliding, Dual Pane

Cooling/Heating: Cooling/Heating Condition

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

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.



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.

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.



Limitations

Wall Condition

PERSONAL ITEMS STORED

Unable to observe for latent defects.

Counter Condition

PERSONAL ITEMS STORED

Unable to observe for latent defects.

Observations

17.1.1 Doors

DOOR FRAME DAMAGE

Door frame is damaged. Recommend licensed contractor to evaluate.

Recommendation

Contact a qualified professional.



17.2.1 Ceiling

WATER STAINING/DAMAGE

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

Recommendation

Contact a qualified professional.



17.2.2 Ceiling

PREVIOUS REPAIRS

Previous repairs noted in the kitchen ceiling. Recommend clarifying with the seller the conditions of the repair.

Recommendation

Contact a qualified professional.



17.5.1 Wall Condition

WATER STAINING/DAMAGE

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

Recommendation

Contact a qualified professional.

17.5.2 Wall Condition

GAPS

Recommend sealing to prevent energy loss.

Recommendation

Contact a qualified professional.

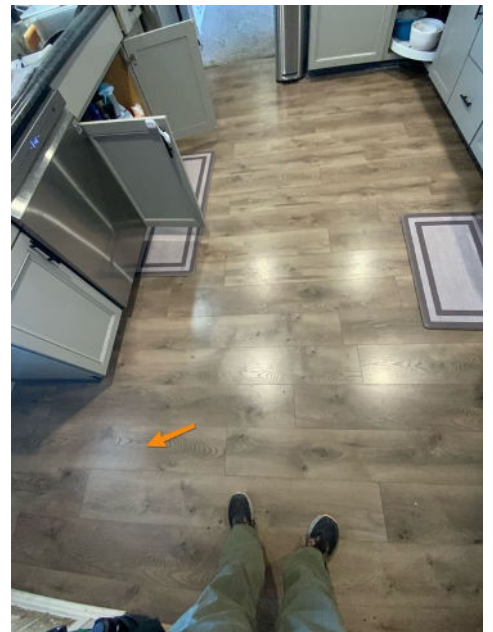
17.6.1 Flooring

LEVEL VARIATIONS

Level variations in the kitchen flooring noted. This could indicate poor craftsmanship or potentially a foundation problem. Recommend a licensed contractor evaluate for repair.

Recommendation

Contact a qualified professional.



17.6.2 Flooring

BASEBOARD GAPS

Baseboard gaps noted. Recommend sealing to prevent water intrusion.

Recommendation

Contact a qualified professional.

17.6.3 Flooring

EXCESSIVE NOISE

Recommend licensed contractor to evaluate for repair.

Recommendation

Contact a qualified professional.

17.13.1 Electrical

NO GFCI

Electrical outlets in the kitchen room should be GFCI protected due to the close proximity of a water source.

Recommendation

Contact a qualified professional.



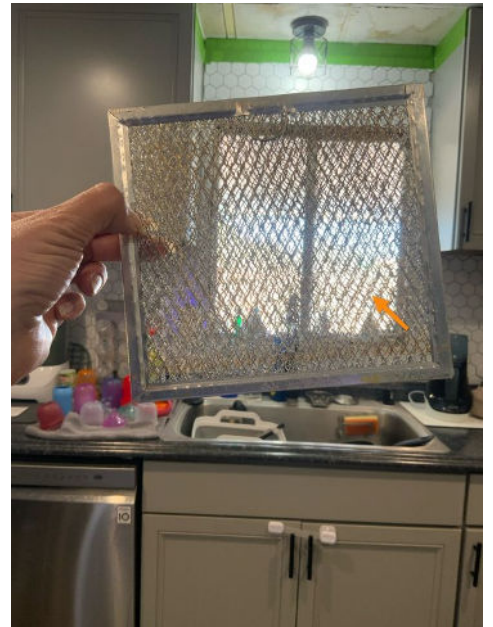
17.14.1 Exhaust Fan

NO CARBON FILTER

Recirculating fans without a carbon filter installed do not prevent smoke from spreading.

Recommendation

Contact a qualified professional.



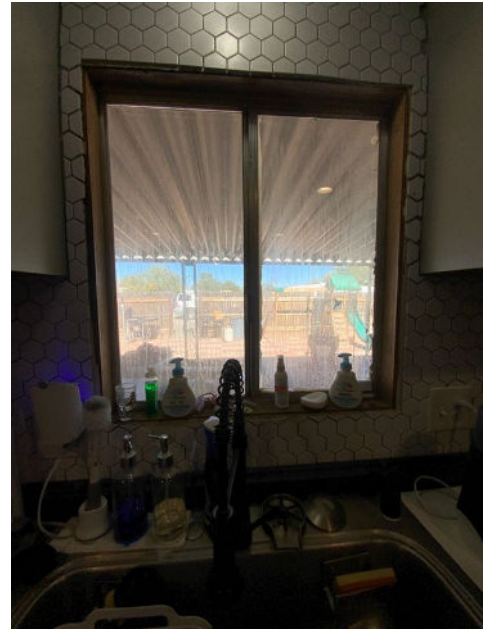
17.17.1 Window Condition

WINDOW SEALED

The window appears to be sealed with caulking in the track that is preventing it from opening.

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>