

Arizona Certified Home Inspector

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Confidential Inspection Report

Prepared for: John & Mary Smith

456 Main St

Mesa, AZ 85210

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report: 0000054 Address: 456 Main St

Report Table of Contents

SUMMARY	3
GENERAL INFORMATION	8
SITE	9
FOUNDATION	11
STRUCTURAL	11
ELECTRICAL SYSTEMS	13
POOL/SPA & EQUIPMENT	15
ROOF & ATTIC	17
GARAGE	18
KITCHEN	19
HEATING, VENTILATION & AIR CONDITIONING	20
PLUMBING SYSTEM	22
LAUNDRY	23
BATHROOMS	24
INTERIOR	25

Report: 0000054 Address: 456 Main St

October 25, 2010

John & Mary Smith



RE: 456 Main St
Mesa, AZ 85210

Dear John & Mary:

At your request, a visual inspection of the above referenced property was conducted on January 1, 2010 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client, **items to be monitored**, and **additional recommendations**. It is recommended that the client read the complete report. The entire Inspection Report, including the limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate persons, engineer, electrician, licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

ITEMS NEEDING ACTION

Action items are safety concerns and/or need immediate action

SITE

Patio:

2.11 Patio Door & Condition

Action Necessary - The sliding glass door latch does not work. Door adjustments should be left to a professional because of the pool. I recommend corrections as necessary to repair proper operation of the door latch for safety.

Attention Needed - Screen door is damaged, replace door.



Fences & Gates:

2.15 Fence Needed - Pool/Spa Area

Report: 0000054 Address: 456 Main St

Action Necessary - The pool gate latch is not latching properly, it is required to be self closing and self latching. I recommend repairs to the latch for child safety.



ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

5.19 Electrical Outlets

Action Necessary - One outlet shows that it has arced and is unsafe to continue using, I recommend having a Licensed Electrician further evaluate the system and replace outlet.



ITEMS NEEDING ATTENTION

Attention items need repair/corrections

SITE

Site:

2.3 Lawn Sprinkler System:

Attention Needed - Sprinkler valve(s) were observed leaking at ease side of house. Make repairs as needed to stop wasting water. The inspection of the installed lawn sprinkler system is limited to observation of the above ground portion of the system, valves(s) and piping. The system wasn't operated and is beyond the scope of a home inspection,

Report: 0000054 Address: 456 Main St



Patio:
Patio Enclosure Condition:

STRUCTURAL

Structural:
4.3 Siding Condition:

Attention Needed - Holes/cracks/opening are evident in the exterior siding at the AC lines a hole in back. This condition may allow water and bugs to enter behind the siding and possibly cause damage to the sheathing or structural framing, sealing is needed.



4.5 Soffit/Eaves:

Attention Needed - Patio soffit/eaves has dry rot and water stains from roof leak above (see Roofing) and needs minor repair to prevent further deterioration.

Report: 0000054 Address: 456 Main St



4.11 Window (Sun) Screens

Attention Needed - A few screens were missing. Check with the seller as they may be stored some where. I recommend replacing or adding sun screens.

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

5.17 House Lighting Missing/Out

Attention Needed - Some of the house light(s) didn't work from the switch or the lamp was missing at main hallway and southwest bedroom. Most of the time this is only a bulb burned out, try replacing lamp. Occasionally you may need to call a Electrician for other problems with the switch or fixture.

Condition

5.22 POOL LIGHT:

Attention Needed - Not operable. If a defective bulb is at fault, replacement will cost \$50. Otherwise, further evaluation and repairs will be needed by a licensed electrician.

ROOF & ATTIC

Roofing:

7.4 Condition of Patio Roof Material;

Attention Needed - I observed openings at the edges of the rolled roofing material over the patio. Potential for water entry and damages exists. I recommend sealing at all drip edge flashings, seams and openings as needed.



Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Report: 0000054 **Address:** 456 Main St

Randy Norton Az Cert #38660
Looking Glass Home Inspections LLC
480 239-6562
www.LGHI@cox.net

GENERAL INFORMATION

Client & Site Information:

- 1.1 *Inspection Date:* January 1, 2010 09:00 AM.
- 1.2 *Client:* John & Mary Smith
- 1.3 *Inspection Site:* ,
456 Main St
Mesa, AZ 85210
456 Main St
AnyWhere, AZ 85210
- 1.4 *House Occupied?* Vacant.
- 1.5 *People Present:* Purchaser, Buyers agent, Termite inspector.

Building Characteristics:

- 1.6 *Main Entry Faces:* North.
- 1.7 *Estimated Age:* 2004.
- 1.8 *Building Type:* Single family.

Climatic Conditions:

- 1.9 *Weather:* Clear and Sunny.
- 1.10 *Outside Temperature (F):* Today's temperature is in the 70s.

Payment Information:

- 1.11 *Total Fee:* 340.00.
- 1.12 *Paid By:* Visa.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or

Report: 0000054 Address: 456 Main St

performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

Site:

- 2.1 Site Drainage:* Satisfactory - The lot appears to have adequate drainage to prevent water from ponding next to house.
- 2.2 Bushes and Shrubs Condition:* Good - The shrubs and/or bushes have a better appearance than expected. They are neatly trimmed and spaced.
- 2.3 Lawn Sprinkler System:* **Attention Needed** - Sprinkler valve(s) were observed leaking at ease side of house. Make repairs as needed to stop wasting water. The inspection of the installed lawn sprinkler system is limited to observation of the above ground portion of the system, valves(s) and piping. The system wasn't operated and is beyond the scope of a home inspection,



Paving Condition:

- 2.4 Driveway Paving Material:* Concrete.
- 2.5 Driveway Condition:* Satisfactory - The driveway surface material is in satisfactory condition. The driveway has a few common cracks, which is typical for this type of surface. This does not have a significant effect on the usefulness of the driveway.
- 2.6 Walkways and Stoop Materials:* Concrete.
- 2.7 Walkway Condition:* Satisfactory - The walkway surface material is in satisfactory condition with only normal age related deterioration noted.
- 2.8 Front Porch* Satisfactory - The entryway front porch is in functional condition.

Report: 0000054 Address: 456 Main St

Patio:

- 2.9 *Patio Slab Materials:* Concrete.
- 2.10 *Slab Condition:* Satisfactory - The slab is in useable condition. With common cracks, which is typical for this type of surface. This does not have a significant effect on the functionality of the patio. As long as the floor is adequately thick and properly supported with a gravel base it will last for decades.
- 2.11 *Patio Door & Condition* **Action Necessary** - The sliding glass door latch does not work. Door adjustments should be left to a professional because of the pool. I recommend corrections as necessary to repair proper operation of the door latch for safety.  **Attention Needed** - Screen door is damaged, replace door.
- 2.12 *Columns:* Wood post(s), Satisfactory - The post(s) are performing as intended.

Fences & Gates:

- 2.13 *Fencing Materials:* Concrete Block.
- 2.14 *Fence Materials Condition:* Satisfactory - The yard fencing materials appear to be in satisfactory condition.
- 2.15 *Fence Needed - Pool/Spa Area* **Action Necessary** - The pool gate latch is not latching properly, it is required to be self closing and self latching. I recommend repairs to the latch for child safety. 

Utility Services:

- 2.16 *Water Source:* Public.
- 2.17 *Sewage Disposal:* Public.
- 2.18 *Water Meter Location:* In front yard several feet in from the street.
- 2.19 *Electric Service:* Satisfactory - The underground service appears adequate.
- 2.20 *Utilities Status:* All utilities on.
- 2.21 *Fuel Source:* Natural gas is provided by a regulated service company or utility.

Report: 0000054 Address: 456 Main St

Gas Services:

- 2.22 Gas-fired Equipment Installed: Furnace. and Water heater.
- 2.23 Location of Meter: Right side of the house.
- 2.24 Gas Appliances in Garage Area?: Yes - Any gas appliance located on the floor in a garage must have the combustion chamber located at least 18 inches above the floor and not accessible to damage by a vehicle, or be in a separate enclosure. Appliance installation appears to be within this general guideline. Water heater.
- 2.25 Gas Line Primary Piping Material: Black Iron Pipe.

FOUNDATION

Foundation:

- 3.1 Type of Foundation: Slab on grade - Refers to a shallow concrete footing (below ground) with a vertical foundation/stem wall (poking through the ground) sitting on it with a concrete slab poured on a prepared gravel or sand base at grade level.
- 3.2 Foundation Materials: Pour Concrete, under stem walls around the perimeter of the building. Underground not observed.
- 3.3 Visible Portions of Exterior Stem Walls: Satisfactory.
- 3.4 Visible Stem Wall Cracks Noted From Exterior: Shrinkage cracks are normal small and hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Most of all shrinkage cracks appear in the first year.

STRUCTURAL

Structural:

- 4.1 Type of Construction: Wood framing.
- 4.2 Exterior Siding Materials: Hybrid stucco over foam and wire about 3/8" thick was noted. It is sometimes referred to as one coat stucco
- 4.3 Siding Condition:

Attention Needed -

Holes/cracks/opening are evident in the exterior siding at the AC lines a a hole in back. This condition may allow water and bugs to enter behind the siding and possibly cause damage to the sheathing or structural framing, sealing is needed.



Report: 0000054 Address: 456 Main St



4.4 Trim Condition:

Satisfactory - The trim is intact and satisfactory.

4.5 Soffit/Eaves:

Attention Needed - Patio soffit/eaves has dry rot and water stains from roof leak above (see Roofing) and needs minor repair to prevent further deterioration.



4.6 Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

4.7 Condition of Painted Surfaces:

The exterior walls have been recently repainted. This is a good thing, but can also prevent seeing any clues that may have existed prior to painting relative to leaks or stains.

4.8 Outside Entry Doors:

The noted door(s) is located in front and back of house.

4.9 Windows Type:

Stationary, horizontal sliding.

4.10 Window Condition:

Satisfactory - The window framing and glass are in a satisfactory condition.

4.11 Window (Sun) Screens

Attention Needed - A few screens were missing. Check with the seller as they may be stored some where. I recommend replacing or adding sun screens.

4.12 Earth-to-Wood Clearance:

Satisfactory - There appears to be adequate clearance between the earth and the wood.

4.13 Flooring

Concrete slab, Satisfactory - The view was restricted by the floor coverings. No problems observed. Truss subfloor, 2nd floor.

Satisfactory - The restricted view of the flooring upstairs, sub-flooring appears to be satisfactory.

4.14 Wall Covering Material:

The predominate wall covering material is sheetrock.

4.15 Ceiling Covering Material:

The predominant ceiling covering material is sheetrock.

ELECTRICAL SYSTEMS

Primary Power Source

- 5.1 *Service Voltage:* The incoming electrical service to this structure is 120/240 volts.
- 5.2 *Service/Entrance/Meter:* The underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

Main Power Panel & Circuitry

- 5.3 *Main Power Distribution Panel Location:* Outside on the east Side of house.
- 5.4 *Panel Condition:* Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
- 5.5 *Main Power Panel Size:* 200 amp - The amperage of the main power panel appears to be adequate for the structure as presently used with room for expansion. The main breaker and meter are located outside the structure.
- 5.6 *Service Cable to Panel Type:* Copper multi-strand conductors.
- 5.7 *Is Panel Accessible:* The electrical panel is readily accessible and breakers were marked. This inspection does not verify the accuracy of this legend.
- 5.8 *Main Panel Type:* Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.
- 5.9 *Breaker/Fuse to Wire Compatibility:* Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
- 5.10 *Condition of Wiring in Panel:* Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.



- 5.11 *Feeder and Circuit Wiring Type:* Copper & Aluminum- The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex and Aluminum multi-strand conductors for the larger appliances.

Report: 0000054 Address: 456 Main St

- 5.12 *Ground Fault Protected Outlets:* . At all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement. Ground fault protection is provided by use of interrupt resets at the outlets commonly at bathroom(s) or garage wall.
- 5.13 *Main Service Ground Verified:* The grounding cable was located in the main panel and it's condition was satisfactory. I was unable to verify continuity or effectiveness of the grounding conductor, Ufer ground is often used in Az. A ufer ground is a copper wire placed in the foundation cement when poured and can't be observed later.
- 5.14 *Smoke Detectors:* Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. I recommend changing all batteries and then testing when you move into your new home and yearly.
- 5.15 *Doorbell :* The front door has a working doorbell.
- 5.16 *Exterior Lighting:* The inspector was unable to determine function of the exterior lighting due to automatic controls or photo cells that were not overridden.
- 5.17 *House Lighting Missing/Out* **Attention Needed** - Some of the house light(s) didn't work from the switch or the lamp was missing at main hallway and southwest bedroom. Most of the time this is only a bulb burned out, try replacing lamp. Occasionally you may need to call a Electrician for other problems with the switch or fixture.
- 5.18 *Security Sys* Disclaimer - A alarm system is installed in the house but was not inspected and is not part of the Inspection Report. A alarm systems take two people to check out, one to trigger each sensor and another to check/rest at the control panel. If you are planing to use the alarm system I recommend having the system and all sensors checked.
- 5.19 *Electrical Outlets* **Action Necessary** - One outlet shows that it has arced and is unsafe to continue using, I recommend having a Licensed Electrician further evaluate the system and replace outlet.



Electrical Outlet

- 5.20 *Patio:* GFCI (ground fault circuit interrupter) outlet tested good.
- 5.21 *Garage:* Satisfactory - The electrical outlets in the garage tested as

Report: 0000054 Address: 456 Main St

correctly grounded.

Condition

5.22 POOL LIGHT:

Attention Needed - Not operable. If a defective bulb is at fault, replacement will cost \$50. Otherwise, further evaluation and repairs will be needed by a licensed electrician.**Ground Fault Interrupters:**

5.23 ELECTRIC CONTROLS:

The FGCI. were tested at the pool and found to be operation.

Sub Panels:

5.24 ELECTRIC CONTROLS:

Satisfactory.

Timers:

5.25 ELECTRIC CONTROLS:

Satisfactory.

Electrical Outlets:

5.26 Kitchen:

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded.

5.27 Bath Rooms

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlets installed in the areas of the bathroom vanity unless otherwise noted in the inspection report..

Lighting:

5.28 Kitchen:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on gas pool heaters can not lit or heaters tested (if not lit) during the inspection because of safety.

General Comments:

6.1 Pool Type:

In Ground.



6.2 Child Protection Fencing:

Yard, see site.

Report: 0000054 Address: 456 Main St

Pool Decking:

6.3 Type:

Kool Decking, concrete foundation with a thin covering of a proprietary mixture of natural substances and synthetic iron oxide pigments

6.4 Condition:

Satisfactory-

Pool Surface:

6.5 Type:

Concrete shell is covered with an aggregate surface (Pebblecrete, Diamond Brite, Krystal Krete to name a few brand names)

6.6 Condition:

Satisfactory overall.

6.7 Entry Steps & Seats:

Satisfactory overall.

6.8 Pool Coping:

Satisfactory.

6.9 Pool Main Drain

Anti-vortex drain cover that complies with ANSI/ASME is installed, "Suction Fittings for Use In Swimming Pools, Spas, Hot Tubs And Whirlpool Bathtub Appliances" on all suction outlets.

Skimmer & Basket:

6.10 Condition:

Satisfactory.

Electric Controls:

6.11 Bonding:

External bonding of pump(s) equipment installed correctly.

Pumping Equipment:

6.12 Pump and Motor Condition:

Satisfactory.



6.13 Hair/Lint Filter:

Satisfactory.

6.14 Evidence of Air Leakage:

None noted.

6.15 Filter Type:

Sand.

6.16 Chlorinator: Type:

Chlorine Floater.

6.17 Installed Cleaning Equipment:

Floor Pop-Ups.

Visible Plumbing Line:

6.18 Condition:

Satisfactory.

6.19 Auto Fill Valve

Satisfactory - The auto fill is working correctly.

ROOF & ATTIC

Roofing:

- 7.1 *Type Roof:* Gable and Flat (low slope).
- 7.2 *Roof Covering Materials:* Concrete Tile Roofing. and Rolled composition asphalt. Rolled roofing material is a cellulose mat impregnated with asphalt and may be covered with colored gravel surface to retard ultraviolet deterioration. It is 36 inches wide rolled horizontally with at least a 2" overlap. It is installed over a 15# felt paper.
- 7.3 *Condition of Main Roof Material:* NO crack or missing tiles were found today, every few years tile roofs should be inspected for damage.
- 7.4 *Condition of Patio Roof Material:* **Attention Needed** - I observed openings at the edges of the rolled roofing material over the patio. Potential for water entry and damages exists. I recommend sealing at all drip edge flashings, seams and openings as needed.
- 
- 7.5 *Estimated Life Expectancy of Roof:* Concrete tiles roofs have a 30-50 life when new if properly maintained. With Arizona sun and wind storms they can very often can get damaged or cracked before that time. I recommend inspecting the every few years for damaged or broken tiles and having them replaced. ROLL DOWN roofing over patios have only a 8 to 12 life when new with property maintained.
- 7.6 *Flashing:* Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.
- 7.7 *Means of Roof Inspection:* The roof covering was inspected by walking on the roof. The roof edge was the location of the inspection of the roof covering.
- 7.8 *Valleys:* Satisfactory - The valleys appear to be in satisfactory condition.
- 7.9 *Ridges:* Satisfactory - The ridge covering material appears to be in satisfactory condition.
- 7.10 *Exterior chimney Condition:* Satisfactory - The exterior chimney is in satisfactory condition.
- 7.11 *Chimney Cap or Crown:* Yes - There is a chimney cap.
- 7.12 *Spark Arrestor:* Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.
- 7.13 *Flashing:* Satisfactory - The installed flashing around the chimney stack appears to be functional.
- 7.14 *Roof Gutter System:* None.

Report: 0000054 Address: 456 Main St

Attic & Ventilation:

- 7.15 Attic Access Location: Garage ceiling.
- 7.16 Attic Accessibility: Ceiling scuttle hole.
- 7.17 Method of Inspection: The attic cavity was inspected by entering the area. Attic was viewed from the service boards and decking in front of the blower/furnace unit(s) in the attic. Going further into the attic would required displacing the insulation which would lower the insulating value.
- 7.18 Insulation Type: The following type of insulation was noted in the attic: Cellulose. Blown in place. Fiberglass. Batts.
- 7.19 Roof Framing: A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.
- 7.20 Roof Framing Condition: Satisfactory - The roof framing that was visible appears to be in good condition. Some areas have limited visible because of insulation, sheer wall, blower unit(s), and owners stored items.
- 7.21 Evidence of Leaks on Interior of Attic: There is no evidence of current water leaks into the accessible attic spaces.
- 7.22 Ventilation Hi/Low: Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.
- 7.23 Roof Decking: Oriented Strand Board (OSB)
- 7.24 Insulation Clear of Sheathing: There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

GARAGE

Garage:

- 8.1 Garage Type: The garage is attached.
- 8.2 Door to House: The door to the garage from the house is satisfactory and self closing.
- 8.3 Size of Garage: Two car garage.
- 8.4 Number of Overhead Doors: There is a single overhead door.
- 8.5 Overhead Door and Hardware Condition: Satisfactory - The overhead door is in satisfactory condition, and it is functional.
- 8.6 Automatic Overhead Door Opener: The overhead door opener(s) appears to function appropriately tested at the wall control(s).
- 8.7 Safety Reverse Switch on the Automatic Opener: The industry sanctioned test is laying a 2x4 on the floor under the door and closing the door to see that the door reverses. It's also a fact that the opener could pass the 2x4 test and still crush a small child. The test provides a false sense of safety and has cause damaged to the many doors. I do not perform this test.

Report: 0000054 Address: 456 Main St

I use the Force Setting Test: This tests the force setting of your garage door opener by trying to stop the door with my arm at the bottom of the door as it closes. If the door does not reverse readily, the force setting may be excessive and need adjusting. See your owners manual for details on how to make the adjustment. CAUTION: Always test the door carefully after the adjustment.

- 8.8 *Floor Condition:* Satisfactory - The garage floor is in satisfactory condition.
- 8.9 *Garage Walls Condition:* The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.
- 8.10 *Fire Rated Ceiling:* Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.
- 8.11 *Fire Rated Entry Door to Structure:* Yes - There is a self closing fire rated door separating the garage from the living areas of the house.

KITCHEN

Kitchen:

- 9.1 *Faucet and Supply Lines:* Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.
- 9.2 *Sink and Drain Lines:* Satisfactory - The sink and drainage lines appear to be satisfactory.
- 9.3 *Food Waste Disposal:* Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.
- 9.4 *Dishwasher:* The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements. The normal service life for a dishwasher is 8 - 12 years.
- 9.5 *Refrigerator:* None.
- 9.6 *Water For Refrigerator:* There is a water line for the refrigerator.
- 9.7 *Range/Oven:* All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested.
- 9.8 *Range/Oven Fuel Source:* Electric - There is a 220-volt hookup for an electric range/oven.
- 9.9 *Microwave Oven:* Built-in - There is a built-in microwave oven that is also the stove hood. The unit was tested by heating a cup of water. The unit functioned as intended.

Report: 0000054 Address: 456 Main St

- 9.10 Range Hood: Satisfactory - The range hood (part of the microwave) and exhaust fan appeared to work correctly.
- 9.11 Cabinets, Drawers, and Doors: Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.
- 9.12 Countertops: Satisfactory - The countertops in the kitchen are satisfactory.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit(s)

- 10.1 Type: Refrigerator/Split System. Electricity-powered.
- 10.2 Unit/Condenser Location: South side of house outside.
- 10.3 Unit Tested: This cooling system(s) was tested today and found to be working satisfactory. Yearly inspection and maintenance by a heating/air conditioning contractor is recommended.
- 10.4 Insulation Wrap on the Suction Line: Satisfactory.
- 10.5 Condenser Clear of Obstruction: Satisfactory.
- 10.6 Compressor Cabinet Level: Satisfactory.
- 10.7 Service Disconnect: Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.
- 10.8 Condensate Line: Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.
- 10.9 Temperature Differential: Satisfactory. The desired temperature drop across the air return and register closest to evaporator in attic unit is 16 - 22 degrees F.
- 10.10 Evidence of Maintenance: For optimum performance, the air conditioning system should be serviced annually prior to the cooling season.

Heating Unit(s)

- 10.11 Heating System(s) Location: The heating system is in the attic.
- 10.12 Heating System Type: A forced air furnace is installed as the primary source of heat. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.
- 10.13 Fuel Source: The fuel source is natural gas.
- 10.14 Age/Type/Age/Recall: This unit was manufactured about 2005.
- 10.15 Flue Type: The flue pipe is metal.
- 10.16 Flue Condition: Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

Report: 0000054 Address: 456 Main St

10.17 Unit Tested:

This heating system(s) was tested today and found to be working satisfactory. Yearly inspection and maintenance by a heating/air conditioning contractor is recommended.

10.18 Furnace Temperature output within manufacturer specifications:

This heating system(s) was tested today and found to be working satisfactory. Yearly inspection and maintenance by a heating/air conditioning contractor is recommended.

10.19 Heat Exchanger Inspected Via:

The heat exchanger was inspected without invasive or destructive means. Usually only 10 to 20 percent of the exchanger is visible without partial or total disassembly of the furnace. This inspection covers only the readily visible portions of the heat exchanger.

10.20 Carbon Monoxide Detector

There is NOT a Carbon Monoxide Tester installed now. With natural gas in the house a CO2 detector it is recommend for safety.

10.21 Gas-fired Appliance Flue/Vents:

Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.



10.22 Secondary Air Adequacy: Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

10.23 Blower Condition:

Satisfactory - The blower assembly appears to be performing as expected.

10.24 Filter Condition:

Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

10.25 Ducts Condition:

Satisfactory - The ductwork appears to be properly installed and supported.

Model Age/Size

10.26 Air Conditioning Unit(s)

This unit(s) were manufactured about 2005 The AC unit(s) size is: 5 Ton.



PLUMBING SYSTEM

Plumbing:

- 11.1 *Plumbing Service Piping Size to Structure:* 1" water service line from the meter to the main cutoff.
- 11.2 *Public Service Piping Material:* The main service line to the structure is copper. Observed at the water main pipe entering house.
- 11.3 *Main Water Line Shut off Location:* Outside on the north side of the house.
- 11.4 *Interior Supply Piping Material:* The interior supply piping in the structure is predominantly copper.
- 11.5 *Water Piping Condition:* Satisfactory - The visible water supply piping is installed correctly and appears to be in satisfactory condition.
- 11.6 *Water Pressure:* City water pressure is at time of inspection at main hose bib 50.PSI.
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- 11.7 *Exterior Hose Bibs Functional:* Satisfactory - The exterior hose bib(s) appeared to function normally. There is a backflow preventer valve installed. This inspection does not determine if it functions as intended.
- 11.8 *Functional Supply:* Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
- 11.9 *Leaks in the Supply Piping Noted:* None.
- 11.10 *Sewage Disposal Type:* Public Sewer System.
- 11.11 *Waste Line Materials:* ABS or acrylonitrile butadiene styrene is recognizable by its rigidity and black color. It is used only for drainage lines.
- 11.12 *Waste Piping Condition:* Satisfactory - The visible plumbing waste piping appears functional.
- 11.13 *Functional Drainage:* Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a reasonable rate.
- 11.14 *Location of Waste Line Cleanouts:* Just out side of the house in front.
- 11.15 *Vent Piping Material:* ABS or acrylonitrile butadiene styrene is recognizable by its rigidity and black color. It is used only for drainage lines.

Report: 0000054 Address: 456 Main St

Water Heater:

- 11.16 Location: Garage.
- 11.17 Tank Capacity: A 40 gallon water heater is installed.
- 11.18 Water Heater Age Water heaters age is 5 years old.
- 11.19 Fuel Source for Water Heater: The water heater is gas-fired.
- 11.20 Temperature & Pressure Relief Valve: Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater. It was inspected but not tested.(older valves often leak after testing)
- 11.21 Safety Overflow Pipe: Satisfactory - The overflow pipe is correctly installed.
- 11.22 Exposed Water Heater Condition: Good - Rust free and clean.
- 11.23 Platform Satisfactory.
- 11.24 Firebox Condition The underside of the tank appears to be in normal condition in relation to its age.
- 11.25 Gas Valve: Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.
- 11.26 Flue/Exhaust Pipe Condition: Satisfactory - The exhaust flue appears to be correctly installed.
- 11.27 Water Heater Fill Valve Installed: Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.
- 11.28 Water Piping Condition: Satisfactory - The incoming and output piping is installed correctly.
- 11.29 Temperature Controls: Satisfactory - The thermostat and temperature controls appear to function normally.

LAUNDRY

Laundry:

- 12.1 Washer Hookup: There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.
- 12.2 Dryer Hookup: Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.
- 12.3 Dryer Ventilation: Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.
- 12.4 Area Ventilation: Satisfactory - The area ventilation seems adequate.

BATHROOMS

Bath Rooms

- 13.1 Faucet and Supply Lines:* Satisfactory - Faucets and supply lines appear satisfactory in all bathrooms unless otherwise noted in the inspection report..
- 13.2 Vanity Cabinet:* Satisfactory - The vanity cabinet and top in all bathrooms are satisfactory unless otherwise noted in the inspection report..
- 13.3 Basin and Drain Fixture:* Satisfactory - The basin and drainage fixture appears to be satisfactory in all bathrooms unless otherwise noted in the inspection report..
- 13.4 Toilet Condition* Satisfactory - The toilet in the bathrooms appears to be functional unless otherwise noted in the inspection report..
- 13.5 Tub:* Satisfactory - The tub/shower in the bathrooms appears to be functional unless otherwise noted in the inspection report..
- 13.6 Tub/Shower Mixing Valve & Stopper:* Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition unless otherwise noted in the inspection report..
- 13.7 Shower Head:* Satisfactory - The shower heads is performing as required unless otherwise noted in the inspection report..
- 13.8 Shower Pan:* Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.
- 13.9 Tub & Shower Walls:* Satisfactory - The walls appear to be in satisfactory condition unless otherwise noted in the inspection report..
- 13.10 Tub/Shower Drain:* Satisfactory - The tub/showers appears to drain at an acceptable rate unless otherwise noted in the inspection report..
- 13.11 Caulking/Water Contact Areas:* Satisfactory - The caulking in the water contact areas appears to be satisfactory unless otherwise noted in the inspection report..
- 13.12 Ventilation Fans:* Satisfactory - There are exhaust fans installed in the bathrooms, and it is performing satisfactorily unless otherwise noted in the inspection report..

INTERIOR

Interior

- 14.1 *Interior Doors:* Satisfactory - The interior doors hardware, surfaces and alignment were satisfactory unless otherwise noted in this report.
- 14.2 *Walls* Satisfactory - The interior walls observed in today's inspection were satisfactory unless otherwise noted in this report.
- 14.3 *Ceiling:* Satisfactory - The ceilings observed in today's inspection were satisfactory unless otherwise noted in this report. Small common hairline cracks may have been noted at corners, typical for a house of this age.
- 14.4 *Floor:* The floor covering materials through out the house are carpet. And ceramic or glazed tile.
- 14.5 *Closet:* Satisfactory - The closet walls and ceilings were observed in today's inspection were satisfactory unless otherwise noted in this report.
- 14.6 *Windows:* Satisfactory - A representative number of primary windows were tried and found to be satisfactory unless otherwise noted in this report.
- 14.7 *Ceiling Fan:* Satisfactory - Ceiling fan(s) were tested throughout the house using permanent wall switches (wireless remotes were not tested). Fans were tested only on one speed and were found to be satisfactory unless otherwise noted in this report.
- 14.8 *Light Switch:* Satisfactory - The lights and switches were functional at the time of the inspection unless otherwise noted in the report.
- 14.9 *Electrical Outlets;* Satisfactory - A representative number of installed outlets were tested. They are wired correctly, grounded, and secure unless otherwise noted in this report.
- 14.10 *GFCI outlets* Satisfactory - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source, outside outlets and in the garage unless otherwise noted in this report.
- 14.11 *Heat/AC Source Noted:* Satisfactory - There are heating/cooling sources to all rooms in the house unless otherwise noted in this report. The necessary air flow coming from the supply vents for heating/cooling is not measured as part of this inspection.