

Prepared for Exclusive Use by:

Linda Baron

Address of Property:

165 Verde Valley School Rd
Unit 37
Sedona AZ 86351

Date of Service:

3/14/2017



Company Providing Service:

Hal Kunnen

HouseMaster Phoenix

3030 S Rural Rd, STE 109
Tempe AZ 85282
480-345-8570
HouseMaster.com

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INSPECTION INFORMATION

CLIENT:

Linda Baron

PROPERTY ADDRESS:

165 Verde Valley School Rd
Unit 37
Sedona AZ 86351

INSPECTION DATE/TIME:

3/14/2017 - 12:00 pm

INSPECTOR:

Hal Kunnen

INSPECTION COMPANY:

HouseMaster Phoenix
3030 S Rural Rd, STE 109
Tempe AZ 85282
480-345-8570
HouseMaster.com

INSPECTION DETAILS

AGE OF HOME/BUILDING:

32 years

DESCRIPTION:

Single Family, Condominium

TYPE OF INSPECTION:

Standard Home Inspection

PEOPLE PRESENT:

Sapp

STATUS OF HOME:

Vacant

ANCILLARY SERVICES:

Wood-Destroying Insect

WEATHER:

Sunny

TEMPERATURE:

65 F

AUTHORIZED DISTRIBUTION:

Client and Client's Agent

BTR INSPECTOR LICENSE:

#38065

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

Independent inspection(s) may be required to evaluate element conditions. If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster LLC ("Franchisor"). As a franchisee,

the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Mechanical System Upgrade Needs - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact (www.doe.gov).

Pictures in Report - Any pictures (photographs, graphics, or images) included in or provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in report comments, or are used for orientation purposes. Pictures provided do not necessarily reflect all conditions or issues that need attention or may otherwise be a concern. The inclusion of any picture is not in anyway designed to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. The report must be read in its entirety for pertinent information.

The inspection is being conducted in accordance with the STANDARDS OF PROFESSIONAL PRACTICE For Arizona Home Inspectors. [Click to Review the AZ SOPP](#)

The link to the Termite Report, HouseFax report and all other attachments are found in the ATTACHMENT section: [CLICK HERE FOR TERMITE REPORT](#), [CLICK HERE FOR HOUSEFAX REPORT](#), [CLICK HERE FOR VA TERMITE REPORT](#), [CLICK HERE FOR MOLD REPORT](#) etc.)

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

ROOF COVERING 1:

Type: Flat/Minimal Slope
Material: Single Ply
Location: House
Est. Age: 7 Years
Design Life: 5-10 Years
Insp. Method: Walked
Special Limitations: Roof Design and/or Height

CHIMNEY 1:

N/A

SPECIAL LIMITATIONS:

Trees and Vegetation

S F P N A N I

●					1.0 ROOF COVERING 1 Normal wear .
●					1.1 EXPOSED FLASHING Keep caulked and flashed.
●					1.2 PLUMBING STACKS
●					1.3 VENTILATION COVERS
			●		1.4 SKYLIGHT(S)
			●		1.5 RAIN GUTTERS / EAVESTROUGHS
			●		1.6 DOWNSPOUTS / ROOF DRAINS
●					1.7 FASCIA / SOFFITS Weather worn.
			●		1.8 CHIMNEY

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



1.0 ROOF COVERING 1 (Video 1)



1.0 ROOF COVERING 1 (Picture 2) Roof Drain

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Flat Roofs/Membranes - Due to the low or minimal slope of flat roofs, they are particularly prone to leakage due to improper installation, ponding or poor maintenance. They generally require more maintenance than sloped roofing and any deficiencies, even minor ones, should be attended to promptly. The membranes of certain type roofs, particularly built-up roofs with gravel cover, are not readily visible for inspection.

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Plumbing Vents/Stacks - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING:
Stucco

PORCHES/DECKS:
N/A

SPECIAL LIMITATIONS:
Foundation Plantings

S F P NA NI

●					<p>2.0 SIDING and Flashing Noted typical stucco cracks at door and window opening. Repair as needed.</p> <p>Vegetation covering the siding should be cleared away.</p> <p>Typical wear.</p>
●					<p>2.1 WINDOWS Normal wear.</p>
	●				<p>2.2 ENTRY DOORS Normal wear. The storage exterior door is damaged and needs repair to securely store items.(Picture 2)</p>
			●		2.3 STAIRS / STOOPS
			●		2.4 PORCH(ES)
			●		2.5 RAILINGS
●					<p>2.6 FOUNDATION COATING Stucco is covering the stem wall. This can be conducive to termite infestation. Recommend periodic inspections.</p>
●					<p>2.7 ELECTRIC / GFCI Fixtures outside are worn.</p> <p>Water proof cover is damaged at the front outlet. Repair.</p>
●					<p>2.8 EXTERIOR FAUCET(S) Noted typical leakage from valve stem. Repair as needed.</p> <p>A backflow preventer/anti-siphon device is generally required for exterior faucets and lawn irrigation systems in this area to prevent possible contamination of the water supply condition. Add where needed.</p>

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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2.2 ENTRY DOORS (Picture 1)



2.2 ENTRY DOORS (Picture 2)



2.6 FOUNDATION COATING (Picture 1)



2.7 ELECTRIC / GFCI (Picture 1)



2.8 EXTERIOR FAUCET(S) (Picture 1) Possible landscape water hose

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these

concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

Cementitious Products - Cementitious products are generally durable and have a relatively long service life; however, some products contain asbestos (e.g., asbestos cement shingles). While exposure to the material its normal rigid form is generally not a concern; however, it may become hazardous if it is damaged or during repair or removal. Proper abatement procedures must be followed when any remedial work or removal is required.

Synthetic Stucco/EIFS - Some synthetic stucco includes products such as Exterior Insulation Finish Systems (EIFS). EIFS incorporates foam insulation panels, reinforcement mesh and a textured finish coating. Certain EIFS products and/or installation methods create conditions that are highly susceptible to moisture infiltration and subsequent mold growth and/or structural damage due to water infiltration at penetrations, joints, and roof terminations. A moisture intrusion evaluation by a specialist is recommended, as a precaution.

Siding/Wood Soil Clearance - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insect infestation. Whenever possible, at least six (6) inches of clearance should be provided above the soil. All areas in contact or close to the ground should be checked. Foam insulations or other foundation cover increase the potential for hidden damage due to moisture or insect concerns. All areas in contact or close to the ground should be checked. Where possible, contact with the ground should be corrected. Wood-soil contact, unprotected wood, and high moisture conditions promote decay and insect activity. Any conducive conditions should be eliminated, if possible, to minimize consequential damage or further infestation. Damaged components should be corrected/addressed properly.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Windows and Doors - Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

Exterior Electric - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

PATIOS and columns:

Type: Brick/Pavers
Location: Rear of House
Column Type: N/A

WALKWAYS/DRIVEWAYS:

Walks: Concrete
Driveway: Concrete
Driveway: Asphalt

RETAINING WALLS:

N/A

S F P N A NI

●						3.0 PATIO(S) and columns Normal wear.
●						3.1 WALKWAYS
●						3.2 DRIVEWAY Normal wear.
			●			3.3 RETAINING WALL(S)
●						3.4 GROUND SLOPE AT FOUNDATION
●						3.5 SITE GRADING and vegetation

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NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other sil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Vegetation/Landscaping - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

Fencing/Sheds - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

4. GARAGE/CARPORT

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

SPECIAL LIMITATIONS:

No Covered Parking

S F P NA NI

				●	4.0 ROOFING No covered parking.
				●	4.1 EXPOSED FRAMING
				●	4.2 FLOOR SLAB
				●	4.3 FOUNDATION
				●	4.4 ATTIC VENTILATION
				●	4.5 WALLS / CEILINGS
				●	4.6 SIDING/TRIM
				●	4.7 VEHICLE DOOR(S)
				●	4.8 DOOR OPERATOR(S) and safety reverse
				●	4.9 ELECTRIC / GFCI
				●	4.10 HOUSE / SERVICE DOOR(S)

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Garage/House Separation - Fire-rated wall/ceiling assemblies are generally required between the house and garage. A home inspection generally does not address any specific requirement; rather fire-separation considerations are limited to a determination as to whether the frame walls are covered. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists. The integrity of any fire-separation assembly must be maintained for proper protection. Any gaps or openings should be covered/sealed with suitable materials. All joints must be taped.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

ATTIC:

*Style: No Void-Design Factor
Insp. Method: Inaccessible*

ROOF CONSTRUCTION:

*Framing: Wood Rafter
Framing: Wood Trusses
Framing: Indeterminate
Deck: Wood Sheathing
Deck: Plywood
Deck: Indeterminate*

INSULATION:

*Form: Indeterminate
Vapor Retarder: None Apparent
Vapor Retarder: Observed in Areas/Extent Indeterminate*

VENTILATION PROVISIONS:

Location: None Observed

SPECIAL LIMITATIONS:

No Access

S F P N A N I

					●	5.0 ROOF FRAMING There is no access to inspect attic space.
					●	5.1 ROOF DECK / SHEATHING
					●	5.2 VENTILATION PROVISIONS
					●	5.3 ATTIC VENTILATOR(S)
					●	5.4 WHOLE HOUSE FAN
					●	5.5 INSULATION
					●	5.6 ATTIC STAIRS

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NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Ventilation/Vapor Retarders - Attic heat and moisture levels and ventilation adequacies are subject to change. Monitor for any significant buildup or changes and correct cause and/or improve ventilation as warranted. The presence and coverage adequacy of vapor retarders (barriers) cannot be confirmed in many cases.

6. BATHROOMS

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

BATHROOM ONE:

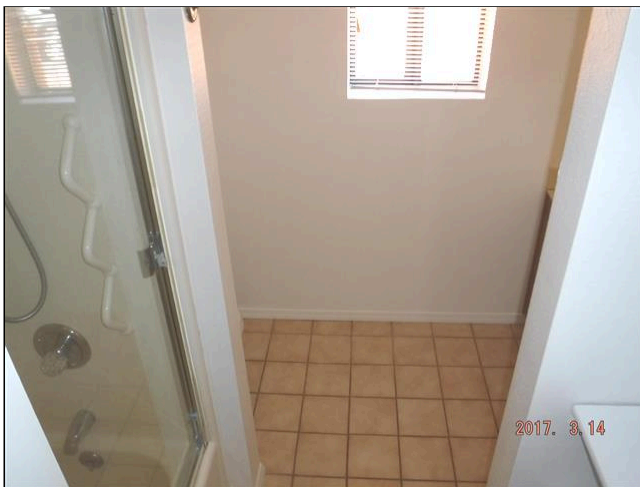
Description: Full Bath
Location: Hallway
Ventilator(s): Exhaust Fan

S F P N A N I

●				6.0 SINK(S)-----BATHROOM ONE Shut off valves are stiff. Use caution if you need to turn.
●				6.1 TOILET Shut-off valves are stiff. Toilet"runs"; repair or adjust flush valve as required.
●				6.2 BATHTUB Keep caulked and grouted. Finish is worn on the tub; repair/replace as desired. Shower diverter needs repair. Shower diverter needs repair.
		●		6.3 STALL SHOWER
●				6.4 SURROUND / ENCLOSURE Normal wear.
●				6.5 FLOOR(ING)
●				6.6 WALLS / CEILING
●				6.7 VENTILATOR
●				6.8 ELECTRIC / GFCI

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



6.0 SINK(S)-----
BATHROOM ONE (Picture 1)



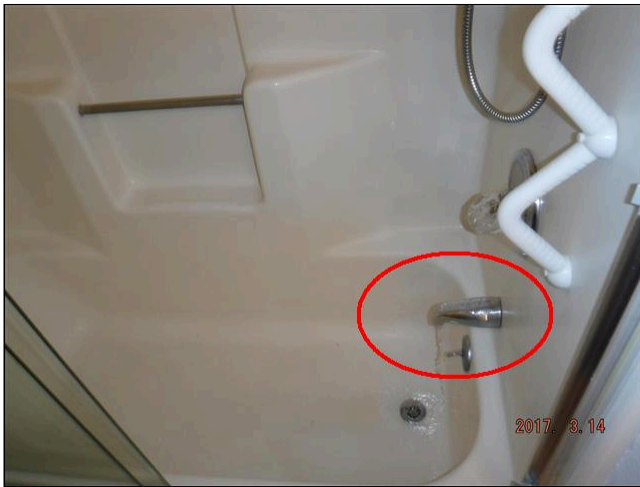
6.0 SINK(S)-----
BATHROOM ONE (Picture 2)



6.2 BATHTUB (Picture 1)



6.2 BATHTUB (Picture 2)



6.2 BATHTUB (Picture 3)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

GFCI Test - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.



RANGE:

Estimated Age: 15 Years

REFRIGERATOR:

Estimated Age: 1 to 2 Years

DISHWASHER:

Estimated Age: 15 Years

VENTILATOR:

Exhaust Fan

DISPOSAL:

Estimated Age: 10 Years

S F P NANI

●					<p>7.0 PLUMBING / SINK Shut-off valves are stiff.</p> <p>Old fixtures and/or faucets will require above normal maintenance; plan to replace now or in the near future. The feasibility of replacement, as opposed to repair, will increase with age.</p>
●					<p>7.1 FLOOR</p>
●					<p>7.2 WALLS / CEILING Normal wear.</p>
	●				<p>7.3 ELECTRIC / GFCI Recommend adding GFCI protected plugs at all locations to meet current safety standards. Modern homes have GFCI protected appliances. Exposed wiring located above exhaust fan cabinet should be safely installed in conduit.</p>
●					<p>7.4 RANGE No anti-tip on the stove. Recommend installing. Needs cleaning.</p>
		●			<p>7.5 MICROWAVE</p>
		●			<p>7.6 DISHWASHER Not working. Beyond design life; anticipate replacement needs. Water is not coming out. Repair. Drain loop in the drain hose is not installed. Recommend adding a loop in the drain line to prevent backflow.</p>
●					<p>7.7 DISPOSAL Normal wear.</p>
●					<p>7.8 VENTILATOR</p>

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				Exposed wiring located above exhaust fan cabinet should be safely installed in conduit.
●				7.9 CABINETRY Worn. Needs cleaning. Bottom of the sink is damaged from prior and current leaks. Needs finishing.
●				7.10 COUNTERTOP Back splash area needs re-caulking.
●				7.11 REFRIGERATOR Normal wear.

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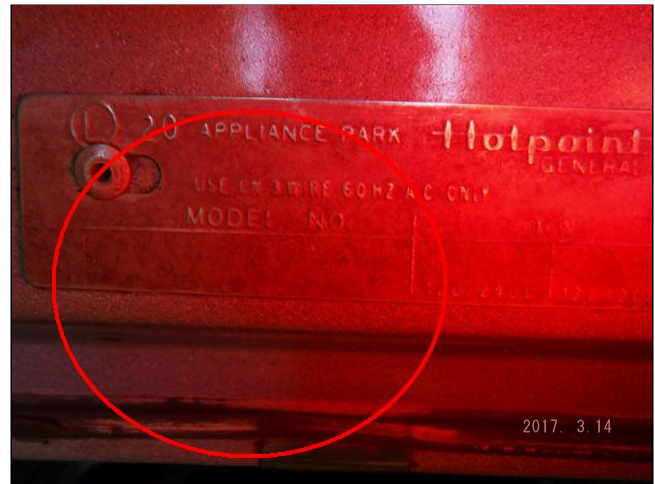
7.3 ELECTRIC / GFCI (Picture 1)



7.4 RANGE (Picture 1)



7.4 RANGE (Picture 2) Worn controls



7.4 RANGE (Picture 3)



7.6 DISHWASHER (Picture 1)



7.6 DISHWASHER (Picture 2)



7.6 DISHWASHER (Picture 3)



7.6 DISHWASHER (Picture 4)



7.8 VENTILATOR (Picture 1)



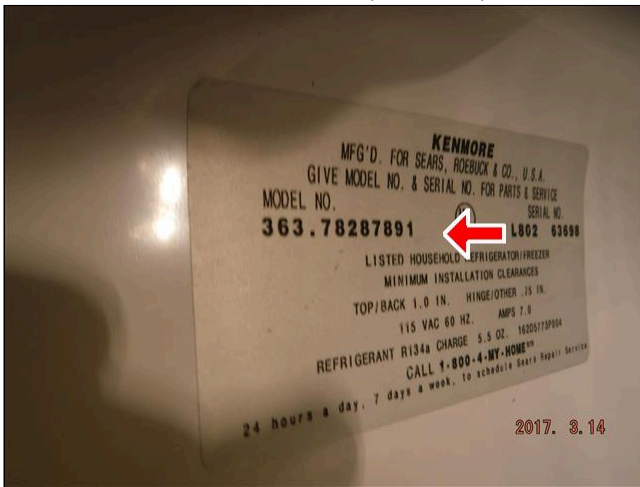
7.9 CABINETY (Picture 1)



7.9 CABINETY (Picture 2)



7.11 REFRIGERATOR (Picture 1)



7.11 REFRIGERATOR (Picture 2)

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Appliances - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances

typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

Appliance Utilities - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor/pump and visual check of readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Compactors - Due to keyed controls and potential damage concerns, compactors often cannot be operated at the time of inspection. Recommend having owner demonstrate unit operation to confirm function.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

Spray Attachment - A sink spray attachment is an optional accessory item. Repair to prevent any consequential damage from water leakage. In some cases, it may be necessary to replace the faucet in order add a sprayer or restore/ repair an existing one.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water to backup out and leak from the sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

GFCI Test - Ground-Fault Circuit-Interrupters (GFCIs) are required in the kitchens of most newer houses; they are a recommended safety improvement for older houses. Due to the high hazard potential of electric components in the kitchen area, any identified concern should be addressed immediately. While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT WALLS & CEILINGS:
Wood Frame w/ Drywall

PREDOMINANT FLOORS:
*Concrete Slab
w/ Carpeting and Tile*

PREDOMINANT WINDOWS:
*Sliders
w/Insulated Glass*

FIREPLACES/STOVES:
N/A

DETECTORS:
*Not Present/Observed
Location: Hallway/Sleeping Area*

S F P NANI

●					8.0 CEILINGS
	●				8.1 WALLS Normal wear. Needs minor painting touchups.
				●	8.2 FLOORS (SLAB) Covered areas are indirectly inspected.
			●		8.3 STAIRS
			●		8.4 RAILINGS
		●			8.5 WINDOWS Window latches need repair to secure the window properly. Could not open the window on the north west bedroom. Repair.
●					8.6 ROOM DOORS
	●				8.7 SLIDER/PATIO DOORS Normal wear. Door is hard to latch. Repair as needed.
		●			8.8 DETECTOR TEST Recommend installing modern smoke detectors with battery backup in all sleeping rooms. Replace if over 10 years old. Recommend installing CO detectors in bedrooms. None installed.
			●		8.9 FIREPLACE
			●		8.10 FIREPLACE GAS BURNERS

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



8.1 WALLS (Picture 1)



8.5 WINDOWS (Picture 1)



8.5 WINDOWS (Picture 2)



8.7 SLIDER/PATIO DOORS (Picture 1)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Indoor Air Quality/Mold - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs or detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Infiltration/Leakage - The particular cause of a leak, or the status of any prior leakage conditions, cannot be readily verified in most cases. If any possible causes for leakage anywhere in the house are noted, it should be understood that additional unanticipated factors may also be contributing to or causing the condition. Hidden damage may exist. All areas of potential concern should be attended to and/or monitored for leakage. Any renovation or finish work should only start after verification and correction of the cause of leakage.

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas.

Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

9. FOUNDATION / SLAB

The inspection of the house foundation/slab is limited to readily visible and access elements as listed herein. Most areas of a concrete house slabs are concealed from view due to foundation plantings, finished walls, high exterior grade lines, floor coverings, furnishings and other elements, and therefore cannot be inspected. Comments provided in this section only apply to the house slab; basement and garage slabs are typically covered in the respective report sections. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or determination of prior flooding or water penetration.** Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.

FLOOR SLAB DESCRIPTION:

Whole House
Slab with stem wall

SPECIAL LIMITATIONS:

Completely Covered by Tile/Carpeting

S F P N A N I

S	F	P	N	A	N	I	Findings
●							9.0 SLAB EXTERIOR / EDGE Not all foundation is visible due to stucco built into the grade.
			●				9.1 HOUSE FLOOR SLAB Areas could not be observed to report on conditions due to floor coverings, furnishings, or other obstructions.

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NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

Even slab homes are subject to water penetration concerns. It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to the house structure or water penetration may be found under many other section headings in this report.

SUPPLEMENTAL INFORMATION - Review the additional details below.

WDI Treatment - If there are indications of prior treatment of the house for wood destroying insects, obtain documentation from owner on purpose and methods employed. No adequacy/contamination evaluations were performed.

10. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

HOUSE SERVICE:

Service Line: Underground
Est. Service Capacity: 120/240 Volts; 200 Amps
Type Service Feeder: Aluminum
Type Service Feeder: Copper
Est. Feeder Capacity: 200 Amps

SERVICE PANEL:

Type: Circuit Breaker
Main Disconnect: 200 Amps
Location: Exterior

DISTRIBUTION PANEL:

Type: Circuit Breaker Panel
Est. Capacity: 200 Amps
Main Disconnect: 200 Amps
Location: Exterior

PANEL CIRCUITS:

120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper & Aluminum

CIRCUIT-INTERRUPTERS:

GFCI: At Receptacle Outlets
AFCI: None Observed

SPECIAL LIMITATIONS:

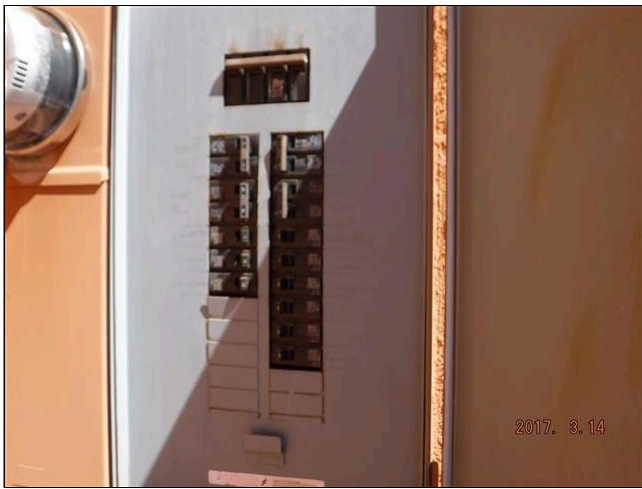
Power Was Switched OFF/ON At The Main Disconnect

S F P N A N I

●					10.0 SERVICE / ENTRANCE LINE
	●				10.1 SERVICE GROUNDING PROVISIONS Not all grounding connections are visible.
●					10.2 MAIN DISCONNECT(S)
●					10.3 DISTRIBUTION PANEL No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling of all circuits.
			●		10.4 SUBPANEL(S)
	●				10.5 DEVICES Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors. Older outlets and switches. Noted worn connections ... replace as needed. Older outlets and switches. Noted worn connections ... replace as needed.
	●				10.6 WIRING / CONDUCTORS Exposed wiring noted above the kitchen vent fan; enclose wiring in conduit or otherwise protect from damage.
			●		10.7 GFCI TEST Recommend installing GFCI protected outlets at hazardous locations. All outlets in the kitchen, laundry, garage, bathrooms, including dedicated appliances should be protected by GFCI outlets for safe operation.

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10.3 DISTRIBUTION PANEL (Picture 1)



10.5 DEVICES (Picture 1)

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

Panel/Circuit Wiring - Aluminum wiring is common on service feeders and major appliance circuits. All aluminum connections should be checked periodically. If household circuits are listed as aluminum wiring, review any inspector comments and general aluminum (120v) wiring comments. The operation or adaptability of any 240 volt dedicated appliance circuit for use with a particular appliance was not determined.

Ground-Fault Circuit Interrupters - GFCIs are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

Arc-Fault Circuit Interrupters - As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-Fault Circuit-Interrupter (AFCI's), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. AFCI's are not to be evaluated as part of a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip," it should be left in the tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

Service Disconnects - The absence of a single or sub-main disconnect generally does not effect system function but may be required and/or pose a potential safety hazard.

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc..) is not performed as part of a standard home inspection.

House Service Line - The service line must have adequate clearance above the ground and from other objects (trees, poles, etc.) and must be maintained in a weathertight condition.

GFCI Test - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI, it should be corrected.

System Ground - All systems require a ground rod or other suitable grounding provision including a jumper over any water meter. Questionable grounding provisions should be checked/confirmed.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

Site Lighting/Wiring - Advise check of all site lighting components to ensure proper wiring procedures/operation.

Concealed Electric - Due to house design, aside from electric devices and fixtures visible within the house, all electric system components are concealed and therefore could not be inspected. While it may be difficult to fully assess electric system conditions without opening walls or other destructive measures, an inspection and evaluation by a licensed electrician is recommended as a precautionary measure.

11. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

AIR CONDITIONING SYSTEM 1:

Brand: Undetermined
Type: Electric Central Packaged
Type: Heat Pump
Est. Age: 15 Years
Design Life: 7-10 Years
Distribution: Ducted w/ Registers
Location: Roof Mounted

SPECIAL LIMITATIONS:

Heat Pump tested only in Cooling Mode

S F P NA NI

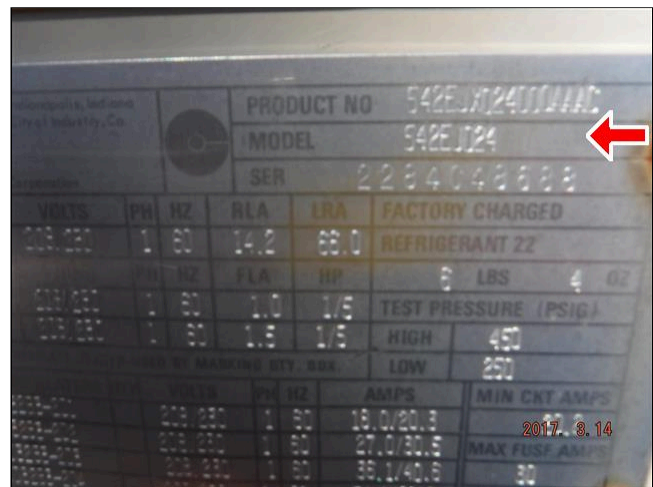
●				11.0 COOLING SYSTEM--COOLING SYSTEM 1 14.2 RLA 59-40=19 deg temp diff. Recommend annual service to maintain performance. Normal readings should be between 16 to 24 deg temp diff..
●				11.1 OUTDOOR UNIT WITH SAFETY SHUT OFFS Weather worn.
●				11.2 INDOOR BLOWER and Filter Recommend periodic cleaning of air return cover and regular changing of the air filter.
●				11.3 CONDENSATE PROVISIONS Keep drainage path clear. Missing air gap and Ptrap. Install as needed.
●				11.4 DUCTWORK and supply vents to each room
●				11.5 THERMOSTAT

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



11.1 OUTDOOR UNIT WITH SAFETY SHUT OFFS (Picture 1)



11.1 OUTDOOR UNIT WITH SAFETY SHUT OFFS (Picture 2)



11.3 CONDENSATE PROVISIONS (Picture 1)

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Cooling - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

Heat Pumps - Heat pumps are designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40° F or 5° C). Due to design, anticipate low air flow/temperatures from registers. Also review pertinent HEATING SYSTEM comments. Identification of the presence of a heat pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

Outdoor Unit - The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided.

Distribution System - Due to system design, balancing methods or other factors, airflow and/or supply provisions to areas appear limited/uneven. Improve as required or desired. Anticipate heat stratification.

Ductwork Insulation - Any uninsulated ductwork through unconditioned areas (i.e., attics, crawlspaces, etc.), or on the exterior, should be insulated to reduce conditioned air heat gain and condensation concerns.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

12. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

HEATING SYSTEM 1:

Type: Heat Pump
Fuel: Electric
Location: Exterior
Est. Age: 15 Years
Design Life: 10-15 Years
Distribution: Ducted w/ Registers

SPECIAL LIMITATIONS:

Power Off/On Vacant House

S F P N A N I

				●	12.0 HEATING UNIT--SYSTEM 1 Tested in Cooling mode only.
				●	12.1 BURNER
				●	12.2 FUEL LINE AT UNIT AND SAFETY SHUT OFFS
				●	12.3 VENT CONNECTOR
●					12.4 BLOWER and filters
●					12.5 DISTRIBUTION SYSTEM and supply vent to each room
●					12.6 THERMOSTAT

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Heat Pumps - A heat pump is designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (< 40° F or 5° C). Due to design, anticipate low airflow/temperatures from registers. Also review pertinent HEATING SYSTEM comments. Identification of the presence of a heat pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

13. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER SUPPLY PIPING:
Copper Where Visible

DRAIN/WASTE LINES:
*Plastic
Plastic (PVC/ABS)*

LOCATION OF SHUT-OFFS:
*Water: At Meter
Water: Not Found*

SPECIAL LIMITATIONS:
Water Off At Main - Vacant House

S F P N A N I

●					13.0 WATER SUPPLY PIPING The water shut off is located in the front area.
●					13.1 WATER FUNCTIONAL FLOW AT FIXTURES
●					13.2 DRAIN / WASTE PIPING FUNCTIONAL FLOW All clean out covers must be secured in place at all times. Missing covers may allow water or gas backup or seepage.
●					13.3 FIXTURE DRAINAGE
	●				13.4 EXTERIOR FAUCET(S) Noted typical leaking at valve stem. A backflow preventer/anti-siphon device is generally required for exterior faucets and lawn irrigation systems in this area to prevent possible contamination of the water supply condition. Add where needed.
	●				13.5 LAUNDRY AREA AND VENT FAN and dryer vent Normal wear. NO vent fan is installed Recommend adding GFCI protected outlets for all outlets.
			●		13.6 GAS PIPING

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



13.2 DRAIN / WASTE PIPING FUNCTIONAL FLOW (Picture 1)



13.4 EXTERIOR FAUCET(S) (Picture 1)



13.5 LAUNDRY AREA AND VENT FAN and dryer vent (Picture 1)



13.5 LAUNDRY AREA AND VENT FAN and dryer vent (Picture 2) Washer dryer

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Plastic Piping - Certain types of plastic piping systems have exhibited material or installation deficiencies resulting in premature leakage, particularly polybutylene (PB) piping manufactured prior to the mid 1990s. Some PB piping that developed leaks qualified for a special PB pipe repair program administered by the Consumer Plumbing Recovery Center or other group. Some other settlement programs were also established. Any problems that develop in newer systems may qualify for remedial work under manufacturer warranties. Contact the CPRC, the pipe manufacturer, or a qualified plumber or for assessment of the system and possible remedies if any prior concerns were reported or ongoing concerns exist.

Backflow Preventer - These device are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

Concealed Plumbing - Due to building/unit design, aside from plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore could not be inspected.

14. HOT WATER SUPPLY

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

HOT WATER SUPPLY 1:

Type: Direct-heated Tank
Brand: Rheem
Fuel: Electric
Est. 30 Gal.
Est. Age: 2 Years
Design Life: 7-10 Years
Location: Hall Closet

SPECIAL LIMITATIONS:

Water and Power Turned Off/ON - Vacant House

S F P N A N I

●											<p>14.0 WATER HEATER SYSTEM 1 Recommend adding a drain pan under the water heater to prevent damages from leaks as the water heater ages. Normal wear.</p>
											<p>14.1 VENT CONNECTOR</p>
											<p>14.2 GAS / FUEL LINES AT UNIT</p>
											<p>14.3 SAFETY VALVE PROVISIONS Flexible pipe is used for the drainage. Solid 3/4 inch pipe is the recommended drainage for the Relief Valve. Repair due to safety concerns.</p>

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

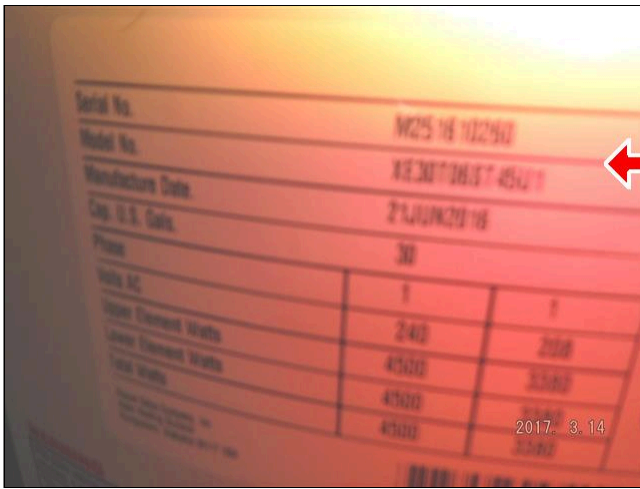
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



14.0 WATER HEATER SYSTEM 1 (Picture 1)



14.0 WATER HEATER SYSTEM 1 (Picture 2)



14.0 WATER HEATER SYSTEM 1 (Picture 3)



14.3 SAFETY VALVE PROVISIONS (Picture 1)

NOTE: Maintaining hot-water supply temperatures at no more that about 120° F (49° C) for will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Dip Tubes - The dip tube is located in the water heater to direct incoming cold water to the bottom of the tank. Due to a manufacture defect, plastic dip tubes used in many tanks manufactured in 1993-1996 are subject to premature failure. To confirm possible coverage for replacement costs or consequential damage, contact a local plumber or the water heater manufacturer.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

Water Temperatures - Hot water temperature generally should not exceed approximately 120° F (49° C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

TPRV Discharge - Valve discharge should be through a drain line to a readily visible area so that it can be monitored. The lines should not be reduced below valve opening size (3/4 inch), or restricted in any way. Metal piping is recommended for the drain line; if plastic is allowed, only high temperature plastic is acceptable.

Overflow Pan - Water heaters located within the house or in attic should have an overflow pan under them. An overflow line should also be provided for relief valve discharge to the pan.

15. WOOD DESTROYING INSECT IMAGES TERMITE REPORT ACCESS INSTRUCTIONS

The Wood Destroying Insect Inspection Report (WDIIR) is performed under a separate license from the home inspection report. The report can be reviewed by clicking on the link below this section. It is a PDF attachment to the home inspection report. Once the report is opened in Adobe PDF reader, it can be saved to a computer memory device or printed. Please call HouseMaster at 480-345-8570 if there are any questions.

Here are some handy resources:

[Search Previous Treatments](#)

[Home Buyer Guide to Termite Treatments](#)

With communal property ownership, the responsibility for maintenance of elements will vary with the type property, the master deed, and the building style. Clients purchasing communal property units should review the master deed and contact the owners association and management for information on which elements maintenance needs are the direct responsibility of the individual homeowner or shareholder. Bylaws should also be reviewed for pertinent information on other relevant issues. In many cases, all or portions of certain elements, notably the exterior elements, are considered common elements, and therefore not the direct responsibility of the individual homeowner or shareholder.

Home inspection standards do not require that home inspectors inspect common elements or areas of communal properties. Comments may be included in this section related to what is typically considered a common element solely for informational or guidance purposes and should not be considered an inspected element. A home inspector cannot make a legal interpretation of what is or is not a common element. Therefore, only elements of the subject dwelling given an inspection rating in other sections of this report should be considered as having been inspected.

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Termite Introduction - The Wood Destroying Insect Inspection Report (WDIIR) is performed under a separate license from the home inspection report. The report can be reviewed by clicking on the link below this section. It is a PDF attachment to the home inspection report. Once the report is opened in Adobe PDF reader, it can be saved to a computer memory device or printed. Please call HouseMaster at 480-345-8570 if there are any questions.

Here are some handy resources:

[Search Previous Treatments](#)

[Home Buyer Guide to Termite Treatments](#)

Inspection Report Attachments

The following files present the results of ancillary services such as laboratory analyzes, third-party vendor reports, or copies of report information in an alternate format. Related information may be found in the principal inspection report itself. Please contact the office if you do not receive any expected reports or results in a timely fashion.

[CLICK HERE FOR TERMITE REPORT](#)

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action.** Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.0 ROOF COVERING 1

Fair

Normal wear .

2. EXTERIOR ELEMENTS

2.2 ENTRY DOORS

Fair

Normal wear.

The storage exterior door is damaged and needs repair to securely store items.(Picture 2)

2.6 FOUNDATION COATING

Fair

Stucco is covering the stem wall. This can be conducive to termite infestation. Recommend periodic inspections.

2.7 ELECTRIC / GFCI

Fair

Fixtures outside are worn.

Water proof cover is damaged at the front outlet. Repair.

2.8 EXTERIOR FAUCET(S)

Fair

Noted typical leakage from valve stem. Repair as needed.

A backflow preventer/anti-siphon device is generally required for exterior faucets and lawn irrigation systems in this area to prevent possible contamination of the water supply condition. Add where needed.

6. BATHROOMS

6.0 SINK(S)-----BATHROOM ONE

Fair

Shut off valves are stiff. Use caution if you need to turn.

6.1 TOILET

Fair

Shut-off valves are stiff.

Toilet"runs"; repair or adjust flush valve as required.

6.2 BATHTUB

Fair

Keep caulked and grouted.

Finish is worn on the tub; repair/replace as desired.

Shower diverter needs repair. Shower diverter needs repair.

6.4 SURROUND / ENCLOSURE

Fair

Normal wear.

7. KITCHEN

7.0 PLUMBING / SINK

Fair

Shut-off valves are stiff.

Old fixtures and/or faucets will require above normal maintenance; plan to replace now or in the near future. The feasibility of replacement, as opposed to repair, will increase with age.

7.2 WALLS / CEILING

Fair

Normal wear.

7.3 ELECTRIC / GFCI

Poor/Defective

Recommend adding GFCI protected plugs at all locations to meet current safety standards. Modern homes have GFCI protected appliances.

Exposed wiring located above exhaust fan cabinet should be safely installed in conduit.

7.4 RANGE

Fair

No anti-tip on the stove. Recommend installing.

Needs cleaning.

7.6 DISHWASHER

Poor/Defective

Not working. Beyond design life; anticipate replacement needs. Water is not coming out. Repair.

Drain loop in the drain hose is not installed. Recommend adding a loop in the drain line to prevent backflow.

7.7 DISPOSAL

Fair

Normal wear.

7.8 VENTILATOR

Fair

Exposed wiring located above exhaust fan cabinet should be safely installed in conduit.

7.9 CABINETS

Fair

Worn.

Needs cleaning.

Bottom of the sink is damaged from prior and current leaks. Needs finishing.

7.10 COUNTERTOP

Fair

Back splash area needs re-caulking.

7.11 REFRIGERATOR

Fair

Normal wear.

8. INTERIOR ELEMENTS

8.1 WALLS

Fair

Normal wear. Needs minor painting touchups.

8.5 WINDOWS

Poor/Defective

Window latches need repair to secure the window properly. Could not open the window on the north west bedroom. Repair.

8.7 SLIDER/PATIO DOORS

Fair

Normal wear.

Door is hard to latch. Repair as needed.

8.8 DETECTOR TEST

Poor/Defective

Recommend installing modern smoke detectors with battery backup in all sleeping rooms. Replace if over 10 years old.

Recommend installing CO detectors in bedrooms.

None installed.

9. FOUNDATION / SLAB

9.0 SLAB EXTERIOR / EDGE

Fair

Not all foundation is visible due to stucco built into the grade.

10. ELECTRIC SYSTEM

10.1 SERVICE GROUNDING PROVISIONS

Fair

Not all grounding connections are visible.

10.5 DEVICES

Fair

Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

Older outlets and switches. Noted worn connections ... replace as needed.

Older outlets and switches. Noted worn connections ... replace as needed.

10.6 WIRING / CONDUCTORS

Fair

Exposed wiring noted above the kitchen vent fan; enclose wiring in conduit or otherwise protect from damage.

11. COOLING SYSTEM

11.0 COOLING SYSTEM--COOLING SYSTEM 1

Fair

14.2 RLA 59-40=19 deg temp diff. Recommend annual service to maintain performance. Normal readings should be between 16 to 24 deg temp diff..

11.2 INDOOR BLOWER and Filter

Fair

Recommend periodic cleaning of air return cover and regular changing of the air filter.

11.3 CONDENSATE PROVISIONS

Fair

Keep drainage path clear. Missing air gap and Ptrap. Install as needed.

13. PLUMBING SYSTEM

13.0 WATER SUPPLY PIPING

Satisfactory

The water shut off is located in the front area.

13.4 EXTERIOR FAUCET(S)

Fair

Noted typical leaking at valve stem.

A backflow preventer/anti-siphon device is generally required for exterior faucets and lawn irrigation systems in this area to prevent possible contamination of the water supply condition. Add where needed.

13.5 LAUNDRY AREA AND VENT FAN and dryer vent

Fair

Normal wear.

NO vent fan is installed

Recommend adding GFCI protected outlets for all outlets.

14. HOT WATER SUPPLY

14.0 WATER HEATER SYSTEM 1

Fair

Recommend adding a drain pan under the water heater to prevent damages from leaks as the water heater ages. Normal wear.

14.3 SAFETY VALVE PROVISIONS

Poor/Defective

Flexible pipe is used for the drainage. Solid 3/4 inch pipe is the recommended drainage for the Relief Valve. Repair due to safety concerns.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Harold J Kunnen

INVOICE

HouseMaster Phoenix
3030 S Rural Rd, STE 109
Tempe AZ 85282
480-345-8570
HouseMaster.com

Inspection Date: 3/14/2017
Inspected By: Hal Kunnen

Customer Info:	Inspection Property:
Linda Baron	165 Verde Valley School Rd Unit 37 Sedona AZ 86351

Service	Price	Amount	Sub-Total	
Standard Inspection w/ Termite		335.00	1	335.00
				Tax \$0.00
				Total Price \$335.00

Payment Method: CreditCard

Payment Status: Paid

Notes: Invoice Included In The Report