

Swift Home Inspection

Confidential - Property Inspection Report - Confidential



3031 S Sample St, Mesa, AZ 85212
Inspection prepared for: John Smith & Jane Smith
Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 9/5/2012 Time: 2:00
Age of Home: 1997 Size: 2039

Inspector: Taft A. Holbrook
License #46045
Gilbert, AZ 85234
Phone: 480-570-5578 Fax: 480-832-4789

Email: taft@arizona-homeinspection.com
arizona-homeinspection.com

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified by Arizona Standards of Practice, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior

Page 6 Item: 2	Vegetation Affecting Structure	<ul style="list-style-type: none"> • Vegetation too close to the building can cause harm through root damage to the foundation, branches abrading the roof and siding, and leaves providing a path for moisture and insects into the home.
Page 6 Item: 4	Walkways	<ul style="list-style-type: none"> • Functional - except as noted. The drainage grate is deteriorated and should be repaired.
Page 7 Item: 8	Deck and Balcony	<ul style="list-style-type: none"> • We noted multiple areas with deteriorated wood. Recommend further evaluation.
Page 7 Item: 9	Exterior Doors	<ul style="list-style-type: none"> • Garage side door exterior trim and door jam are deteriorated. We recommend repair. • The master bedroom balcony door jam is deteriorated and we also noted damaged to the sub-floor at the inside of the door. We recommend further evaluation and remedy by a competent contractor.
Page 9 Item: 11	Eaves, Soffits, Fascia and Trim	<ul style="list-style-type: none"> • We noted areas needing typical maintenance and some dry rotted areas. We recommend further evaluation.

Roofing

Page 11 Item: 2	Roof Covering	<ul style="list-style-type: none"> • Several cracked, broken and or missing tiles that should be replaced. • We noted several moisture stains on the interior which may be indicative of roofing failures that should be serviced by a competent roofing contractor.
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Interior

Page 13 Item: 2	Walls and Ceilings	<ul style="list-style-type: none"> • There are a several damaged areas that need to be patched(front right bedroom, front left bedroom) and areas with moisture stains that should be further evaluated..
Page 15 Item: 7	Cabinets and Vanities	<ul style="list-style-type: none"> • Damaged drawer(s)(hallway bath).
Page 16 Item: 13	Garage Firedoor	<ul style="list-style-type: none"> • RED: The automatic closure device does not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.

Plumbing

Page 20 Item: 4	Exterior Hose Bibs/Spigots	<ul style="list-style-type: none"> • IMPROVE: There are no anti siphon devices at the exterior faucets. This is a potential cross contamination. Recommend installing anti siphon devices.
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Bathrooms

Page 21 Item: 2	Shower(s)	<ul style="list-style-type: none"> • The surround is cracked and may leak. We recommend repair/replacement. • The seal at the bottom of the shower door is damaged and should be replaced.
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Appliances

Page 22 Item: 6	Dryer Vent	<ul style="list-style-type: none"> • Damaged exterior cover
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Structures

Page 23 Item: 2	Foundation Observations	<ul style="list-style-type: none"> • RED: Vertical cracks should be further evaluated(garage, entry and bay window areas).
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Pool and Spa

Page 27 Item: 1	Safety Enclosure	<ul style="list-style-type: none">• The safety enclosure does not meet minimum standards. We recommend you consult with a specialist to upgrade the pool safety enclosure to not only meet minimum standards but to see what safety features best suit the needs for your home and loved ones.
Page 27 Item: 5	Pump and Motor	<ul style="list-style-type: none">• The electrical conduit to the motor is damaged and wires are exposed. We recommended repair.
Page 28 Item: 6	Pool Light	<ul style="list-style-type: none">• Could not verify if pool light is on GFCI circuit. We recommend further evaluation as this is a safety issue.
Page 29 Item: 9	Drain Cover	<ul style="list-style-type: none">• Drain cover is missing and should be replaced with a proper anti-vortex type cover.

Inspection and Site Details

Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Inspection Time

Start: 2:00 PM

End : 5:30 PM

2. Attending Inspection

Client present • Buyer Agent present

3. Residence Type/Style

Two Story

4. Garage

Garage Attached 2-Car Garage

5. Age of Home or Year Built

Built in: 1997.

6. Square Footage

Approximately 2001-2100 Sf Ft.

7. Bedroom Count

The subject has 4 bedrooms.

8. Bathroom Count

The subject has 2.5 baths.

9. Occupancy

Vacant

10. Weather Conditions

Weather leading up to inspection was: Clear and Dry.

Temperature at the time of inspection approximately: 100-110 Degrees.

Exterior

Exterior

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

1. Grading and Surface Drainage

Description: Grading is away from house except for rear yard, which slopes towards house.

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

2. Vegetation Affecting Structure

Description:

- Vegetation is encroaching on the structure.

Observations:

- Vegetation too close to the building can cause harm through root damage to the foundation, branches abrading the roof and siding, and leaves providing a path for moisture and insects into the home.



3. Driveway

Materials: Concrete

Observations:

- Driveway in good condition for age and wear. No deficiencies noted.

4. Walkways

Materials: Concrete

Observations:

- Functional - except as noted. The drainage grate is deteriorated and should be repaired.



5. Steps

Materials: None

6. Railings

Materials: Metal Railings

Observations:

- Balcony
- Appeared functional, at time of inspection.

7. Porch and Patio

Description: The porch and patio areas are functional.

Observations:

- General overall condition appear satisfactory with painted surfaces in good condition, at time of inspection.

8. Deck and Balcony

Description:

- Rear Balcony

Observations:

- We noted multiple areas with deteriorated wood. Recommend further evaluation.



9. Exterior Doors

Description:

- Metal and wood doors
- Sliding door[s].

Observations:

- Garage side door exterior trim and door jam are deteriorated. We recommend repair.
- The master bedroom balcony door jam is deteriorated and we also noted damaged to the sub-floor at the inside of the door. We recommend further evaluation and remedy by a competent contractor.



Garage side door exterior trim and door jam are deteriorated. We recommend repair.



The master bedroom balcony door jam is deteriorated and we also noted damaged to the sub-floor at the inside of the door. We recommend further evaluation and remedy by a competent contractor.



Damaged subfloor

The master bedroom balcony door jam is deteriorated and we also noted damaged to the sub-floor at the inside of the door. We recommend further evaluation and remedy by a competent contractor.

10. Exterior Walls

Description: Stucco -- Portland cement exterior plaster

Observations:

- Areas that need typical maintenance and paint.



11. Eaves, Soffits, Fascia and Trim

Description:

- Wood

Observations:

- We noted areas needing typical maintenance and some dry rotted areas. We recommend further evaluation.



We noted areas needing typical maintenance and some dry rotted areas. We recommend further evaluation.

12. Windows

Description: The residence has dual pane painted aluminum windows.

Observations:

- Several windows do not hold themselves open(right rear bedroom & dining room).
- Broken seal(master bath).



Several windows do not hold themselves open(right rear bedroom & dining room).



Broken seal(master bath).

13. Block Walls and Fences

Materials: Block Walls • Gates

Observations:

- Block walls are functional
- Gate was locked and could not be operated.



Gate was locked and could not be operated.

14. Limitations of Exterior Inspection

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
- Heavy vegetation limited exterior inspection.
- A representative sample of exterior components were inspected rather than every occurrence of components.
- Cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement. This can only be confirmed by a geological evaluation of the soil.

Roofing

1. Method of Roof Inspection

- Walked on Roof Surface

2. Roof Covering

Description: Concrete Tile; Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Age: Appears to be original roof.

Observations:

- Several cracked, broken and or missing tiles that should be replaced.
- We noted several moisture stains on the interior which may be indicative of roofing failures that should be serviced by a competent roofing contractor.



Several cracked or broken tiles that should be replaced.



3. Chimney(s)

Description: Metal flue--for wood burning fireplace

Observations:

- Chimney cap is functional.
- The visible portions of the metal flu chimney are functional.
- Spark arrestor is present.
- Dampner is functional.
- Fireplace is functional.
- Hearth is functional

4. Roof Drainage System

Description: None

Observations:

- There are no gutters or downspouts which is typical for the subject area. You may wish to have them installed to more effectively manage moisture on the property.

5. Limitations of Roofing Inspection

Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life., Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

Attic and Insulation

1. Attic Access

Description:

- Primary attic access hallway.

Observations:

- Attic access is functional.

2. Method of Attic Inspection

Viewed From Hatch - Attic area too short to to walk in.

3. Insulation in Unfinished Spaces

Description: Fiberglass, batts

Depth/R-Value: Approx. 7-10 inches

Observations:

- Insulation level in the attic is typical for homes this age

4. Attic Ventilation

Description: Under eave soffit inlet vents • Ridge exhaust venting

Observations:

- No deficiencies noted.

5. Vent Piping Through Attic

Materials: ABS plumbing vents • Double wall metal B-Vent pipe • Bathroom exhaust vent piping • Kitchen exhaust fan vent pipe

Observations:

- No deficiencies noted.

6. Limitations of Attic and Insulation Inspection

Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected. • Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

Interior

Interior

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen.

Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Door Bell

Observations:

- Operated normally when tested.

2. Walls and Ceilings

Materials:

- Drywall

Observations:

- Common small settling cracks in drywall observed.
- There are a several damaged areas that need to be patched(front right bedroom, front left bedroom) and areas with moisture stains that should be further evaluated..



Moisture damage in garage



Moisture damage in garage.



Moisture damage in garage.



Sheetrock damage



Sheetrock damage

3. Interior Doors

Description: Hollow core wood doors

Observations:

- Appeared functional, at time of inspection.

4. Closets

Observations:

- Appeared functional, no deficiencies noted at time of inspection.

5. Stairways and Railings

Observations:

- Appeared functional, at time of inspection.
- Proper railing present.

6. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

7. Cabinets and Vanities

Materials: Solid Wood/Laminate

Observations:

- Damaged drawer(s)(hallway bath).



Damaged drawer(s)(hallway bath).

8. Countertops

Materials: Laminate • Solid Surface • Tile

Observations:

- Countertops are functional.

9. Garage Door(s)

Description: Metal

Observations:

- The garage doors are functional.

10. Garage Door Opener(s)

Description: One automatic opener - Manufacturer:, SEARS

Observations:

- Appeared functional using normal controls, at time of inspection.

11. Garage Door Safety Features

Safety Reverse: Present

Safety Sensor: Present

Observations:

- Safety sensors operated normally, reversing the door when tested..

12. Garage Floor

Description: Concrete

Observations:

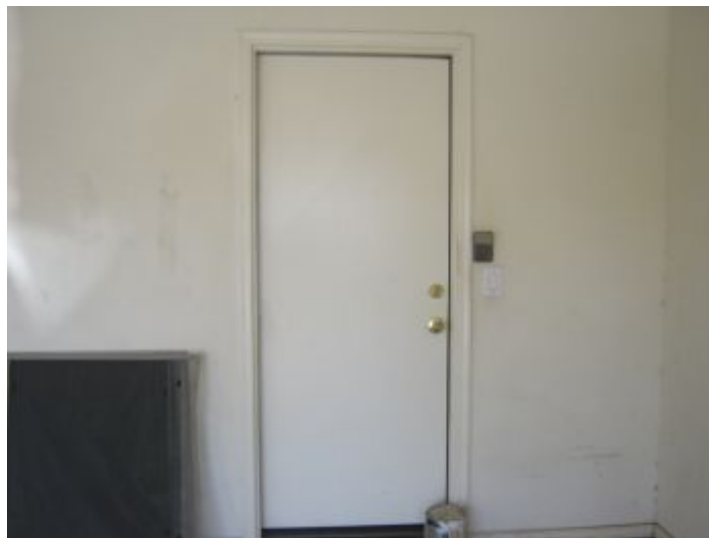
- Visible portion in acceptable condition.

13. Garage Firedoor

Material: Present

Observations:

- RED: The automatic closure device does not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.



14. Garage Firewall and Ceiling

Observations:

- Acceptable condition at time of inspection.

15. Limitations of Interiors Inspection

- There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

Heating and Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Thermostat(s)

Description:

- Analog, non-programmable type.

Observations:

- Thermostat(s) are functional.

2. Heating System

Description: Forced air natural gas furnace

Age and Capacity: The furnaces/air handlers appear to be original, located in garage.

Observations:

- No deficiencies observed and included proper safety devices.

3. Safety Switch

Description: Electric switch within sight of furnace(s)

Observations:

- No deficiencies noted.

4. Combustion Air

Observations:

- No deficiencies noted.

5. Venting, Flue(s), and Chimney(s)

Materials: Metal double wall vent pipe

Observations:

- The visible portions of the vent pipes appeared functional.

6. Cooling System

Description: Electric AC • Carrier brand

Age and Capacity: The air conditioning condensing coils located in the right rear. • Appears to be original equipment.

Observations:

- No deficiencies noted at the time of inspection.
- Due to the unknown service history of the HVAC system and its age we recommend having the system serviced now and every year to ensure the system is operating correctly.

7. Electrical

Description Service disconnect

Observations:

- Condensing unit(s) service disconnects are functional.

8. Condensate and Drain

Observations:

- Condensate drainpipes discharge correctly outside the residence.
- Drip pan is functional

9. Heating & Cooling Distribution

Description: Sheetmetal ductwork • Flex ducting in attic

Observations:

- Registers are reasonably clean, functional, and located in all living areas
- Sheetmetal ductwork is functional.
- Cooling responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of 20+ degrees. Acceptable range is 16-22 degrees.
- Heat could not be tested due to high ambient temperature.

10. Filter(s)

Description: Disposable filters

Observations:

- Disposable filters are functional.

11. Limitations of Heating and Air Conditioning Inspection

• Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 400-500 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.

Electrical

1. Service Drop

Description:

- Underground service lateral

Observations:

- No deficiencies noted.

2. Service Entrance Wires

Description: Stranded Aluminum

Observations:

- No deficiencies noted.

3. Electrical Service Rating

200 amp service

4. Main Service Panel(s)

Description: Manufacturer: • Square D

Observations:

- The wiring within the panel appeared satisfactory and functional.

5. Main Disconnect

Location: 200 Amp Breaker

Observations:

- Main Electrical Disconnect: A 200 Amp circuit breaker.

6. Service Grounding

Observations:

- Visible portion of ground system functional.

7. Overcurrent Protection

Type: Breakers

Observations:

- Breakers are functional.

8. Sub Panel(s)

Description: 30 Amps • Located next to pool equipment

Observations:

- No deficiencies noted.

9. Distribution Wiring

Description: Romex type Copper • Stranded aluminum

Observations:

- Visible wiring appeared functional, at time of inspection.

10. Lighting, Fixtures, Switches, Outlets

Description: Grounded

Observations:

- A representative number of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.

11. GFCI - Ground Fault Circuit Interrupter

Description: GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets:

- Present at:
- Bathrooms
- Kitchen
- Garage
- Exterior

Observations:

- Test GFCIs monthly to ensure proper operation.

12. Smoke/Heat Detector(s)

Description:

- Present

13. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.

Plumbing

1. Service Piping Into The House

Materials: Copper

2. Main Water Shut Off

Location: Water main shut off is located at the left front.

Observations:

- The water main shut off is functional.

3. Supply Branch Piping

Description: Visible portion is copper.

Observations:

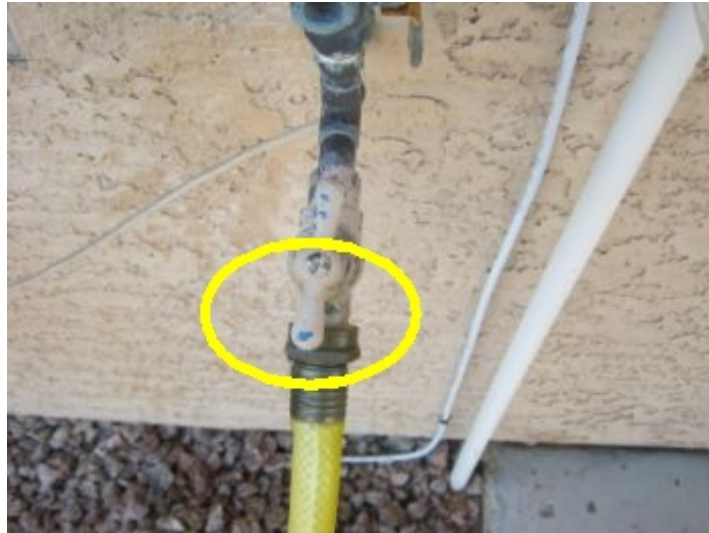
- No deficiencies observed at the visible portions of the supply piping.

4. Exterior Hose Bibs/Spigots

Description: Standard bibs. • No anti-siphon.

Observations:

- Operated properly when tested
- IMPROVE: There are no anti siphon devices at the exterior faucets. This is a potential cross contamination. Recommend installing anti siphon devices.



IMPROVE: There are no anti siphon devices at the exterior faucets. This is a potential cross contamination. Recommend installing anti siphon devices.

5. Water Flow and Pressure

Pressure: The water was tested for functional flow by operating multiple fixtures at once and observing flow characteristics.

Observations:

- The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

6. Faucets

Observations:

- No deficiencies noted.

7. Traps and Drains

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.

8. Drainage, Wastewater & Vent Piping

Description: Visible waste piping in house: • ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color

Observations:

- Visible piping appeared serviceable at time of inspection.
- The cleanouts were located at the left front.

9. Water Heater(s)

Description: Manufacturer: • American • Gas

Capacity: 50 Gallons

10. Water Heater(s) Condition

Age: 5 Years

Observations:

- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- No leaks noted at inlet or outlet piping.

11. Water Heater Vent Piping

Materials: Metal double wall vent pipe.

12. Fuel Supply and Distribution

Description: Black iron pipe used for gas branch/distribution service

Shut Off: Main gas shut off located at outside meter - left front

13. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

14. Energy Source

For Heating:

- Natural Gas -- Gas meter located at: left front

For Cooling: Electric - 220 volt

Observations:

- No deficiencies noted.

Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Tub(s)

Description:

- Acrylic/fiberglass tub with acrylic surround master bath, hallway bath, ..

Observations:

- Appeared satisfactory and functional, at time of inspection.

2. Shower(s)

Observations:

- The surround is cracked and may leak. We recommend repair/replacement.
- The seal at the bottom of the shower door is damaged and should be replaced.



The surround is cracked and may leak. We recommend repair/replacement.



The seal at the bottom of the shower door is damaged and should be replaced.

3. Toilet(s)

Observations:

- Operated when tested. No deficiencies noted.

4. Exhaust Fan(s)

Observations:

- The bathroom exhaust fans are functional.

5. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

Appliances

1. Dishwasher

Description: General Electric Profile

Observations:

- Operated through one cycle and functional at time of inspection.
- Includes proper high loop.

2. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

3. Ranges, Ovens, Cooktops

Description: Manufacturer: • Whirlpool

Observations:

- All heating elements operated when tested.

4. Hood/Exhaust Fan

Observations:

- Integrated with Microwave above range

5. Microwave

Description: Manufacturer: • Magic Chef

Observations:

- Operated when tested.

6. Dryer Vent

Observations:

- Damaged exterior cover



Structures

1. Foundation Type

Materials:

- Slab on Grade

2. Foundation Observations

Observations:

- RED: Vertical cracks should be further evaluated(garage, entry and bay window areas).



RED: Vertical cracks should be further evaluated(garage, entry and bay window areas).



RED: Vertical cracks should be further evaluated(garage, entry and bay window areas).



3. Columns and Beams

Description:

- Wood

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

4. Floor Structure

Description: Wood frame

Observations:

- No deficiencies noted on visible areas, at the time of inspection.

5. Ceiling and Roof Structure

Description: Engineered wood truss framing

Observations:

- Limited review due to minimal attic access. Visible portion is functional.

6. Wall Structure

Description: Wood frame

Observations:

- Limited view due to finishing materials.

7. Limitations of Structure Inspection

Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors. • A representative sample of the visible structural components was inspected.

Pool and Spa

A. A swimming pool, or other contained body of water that contains water eighteen inches or more in depth at any point and that is wider than eight feet at any point and is intended for swimming, shall be protected by an enclosure surrounding the pool area, as provided in this section.

B. A swimming pool or other contained body of water required to be enclosed by subsection A whether a belowground or aboveground pool shall meet the following requirements:

1. Be entirely enclosed by at least a five foot wall, fence or other barrier as measured on the exterior side of the wall, fence or barrier.
2. Have no openings in the wall, fence or barrier through which a spherical object four inches in diameter can pass. The horizontal components of any wall, fence or barrier shall be spaced not less than forty-five inches apart measured vertically or shall be placed on the pool side of a wall, fence or barrier which shall not have any opening greater than one and three-quarter inches measured horizontally. Wire mesh or chain link fences shall have a maximum mesh size of one and three-quarter inches measured horizontally.
3. Gates for the enclosure shall:
 - (a) Be self-closing and self-latching with the latch located at least fifty-four inches above the underlying ground or on the pool side of the gate with a release mechanism at least five inches below the top of the gate and no opening greater than one-half inch within twenty-four inches of the release mechanism or be secured by a padlock or similar device which requires a key, electric opener or integral combination which can have the latch at any height.
 - (b) Open outward from the pool.
4. The wall, fence or barrier shall not contain openings, handholds or footholds accessible from the exterior side of the enclosure that can be used to climb the wall, fence or barrier.
5. The wall, fence or barrier shall be at least twenty inches from the water's edge.

C. If a residence or living area constitutes part of the enclosure required by subsection B for a swimming pool or other contained body of water in lieu of the requirements of subsection B, there shall be one of the following:

1. Between the swimming pool or other contained body of water and the residence or

living area, a minimum four foot wall, fence or barrier to the pool area which meets all of the requirements of subsection B, paragraphs 2 through 5.

2. The pool shall be protected by a motorized safety pool cover which requires the operation of a key switch which meets the American society of testing and materials emergency standards 13-89 and which does not require manual operation other than the use of the key switch.

3. All ground level doors or other doors with direct access to the swimming pool or other contained body of water shall be equipped with a self-latching device which meets the requirements of subsection B, paragraph 3, subdivision (a). Emergency escape or rescue windows from sleeping rooms with access to the swimming pool or other contained body of water shall be equipped with a latching device not less than fifty-four inches above the floor. All other openable dwelling unit or guest room windows with similar access shall be equipped with a screwed in place wire mesh screen, or a keyed lock that prevents opening the window more than four inches, or a latching device located not less than fifty-four inches above the floor.

4. The swimming pool shall be an aboveground swimming pool which has non-climbable exterior sides which are a minimum height of four feet. Any access ladder or steps shall be removable without tools and secured in an inaccessible position with a latching device not less than fifty-four inches above the ground when the pool is not in use.

D. This section does not apply to:

1. A system of sumps, irrigation canals, irrigation, flood control or drainage works constructed or operated for the purpose of storing, delivering, distributing or conveying water.

2. Stock ponds, storage tanks, livestock operations, livestock watering troughs or other structures used in normal agricultural practices.

3. Public or semi-public swimming pools.

4. A swimming pool or contained body of water or barrier constructed prior to the effective date of this article.

5. Political subdivisions which enact a swimming pool barrier ordinance before the effective date of this article.

6. Political subdivisions which adopt ordinances after the effective date of this article provided that the ordinance is equal to or more stringent than the provisions of this article.

7. A residence in which all residents are at least six years of age.

E. A person on entering into an agreement to build a swimming pool or contained body of water or sell, rent or lease a dwelling with a swimming pool or contained body of water shall give the buyer, lessee or renter a notice explaining safety education and responsibilities of pool ownership as approved by the department of health services.

1. Safety Enclosure

Materials:

- Safety enclosure needs service.

Observations:

- The safety enclosure does not meet minimum standards. We recommend you consult with a specialist to upgrade the pool safety enclosure to not only meet minimum standards but to see what safety features best suit the needs for your home and loved ones.

2. Interior Pool Finish

Materials:

- Pebble tec type finish

Observations:

- Interior finish is acceptable.

3. Pool Deck, Steps and Coping

Materials:

- Cool deck coated deck

Observations:

- Pool deck is functional. However the cool deck coating is deteriorated in areas.
- Pool steps are functional.
- Coping is functional.
- Expansion joint is functional.



Pool deck is functional. However the cool deck coating is deteriorated in areas.

4. Pool Water Supply

Materials:

- Auto fill water supply present.

Observations:

- Anti-backflow device present.
- Auto fill water supply is functional.

5. Pump and Motor

Materials:

- Older type metal casing.

Observations:

- The electrical conduit to the motor is damaged and wires are exposed. We recommend repair.



6. Pool Light

Materials:

- Halogen or Incandescent pool light.

Observations:

- Pool light did not respond.
- Could not verify if pool light is on GFCI circuit. We recommend further evaluation as this is a safety issue.



7. Filter

Materials:

- Sand filter

Observations:

- Filter is functional

8. Supply and Return Pipes, Valves

Materials:

- PVC supply pipes

Observations:

- Supply and return pipes are functional.
- Valves are functional.

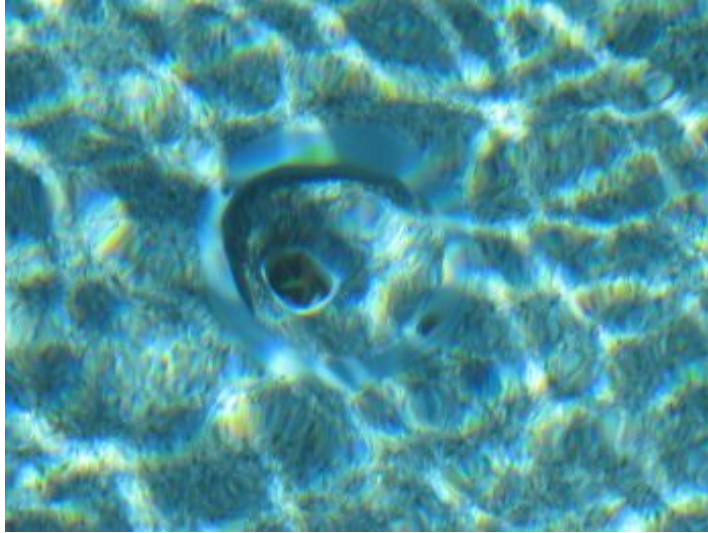
9. Drain Cover

Materials:

- Single drain.

Observations:

- Drain cover is missing and should be replaced with a proper anti-vortex type cover.



10. Skimmer

Observations:

- Skimmer is functional.

Photos



Water Heater



Electrical Panel



Condensing Coil



Craftsman garage door opener