

# PROPERTY INSPECTION REPORT



Date of Inspection: 9/30/2020

Addr: 10420 Welcome Home Dr.,

Inspection For: Frank Buyer

Paul Staron , AZ Lic #38061



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## CONGRATULATIONS ON THE PURCHASE OF YOUR PROPERTY!

Thank you for choosing Valley Building Inspections to perform your inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. Valley Building Inspections strives to perform all inspections in substantial compliance with the Standards of Practice provided. These standards define the scope of a inspection. We encourage you to read the Standards of Practice so that you clearly understand what things are included in a inspection and the inspection report. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in these Standards.

This Property Inspection Report contains observations of those systems and components that, in the judgment of the inspector, are in need of repair, not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. The report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the building and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection.

Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

The report is effectively a snapshot of the building, recording the conditions on a given date and time. Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

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Again, we thank you for the opportunity to conduct this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call 480-860-1100 or email us at [www.vbiaz.com](http://www.vbiaz.com).

## HOW TO USE THE REPORT

All findings, or items needing attention, appear in **BLUE** throughout the report. Boxes appear at the beginning of each section with letters above them. Each letter represents what type of action may be needed for items in that section. Use the legend below to understand each action:

**(R) Repair** - Items with this rating should be evaluated by a trade specialist and repaired or replaced to ensure proper operation and/or mitigate any further damage/deterioration. This rating also includes components/systems that are present, part of a home inspection, and could not be tested.

**(G) General maintenance** - Items with this rating are common maintenance items and minor repairs that may not require a trade specialist to perform. These items are typically corrected by a handyman or similarly experienced individual.

**(U) Upgrade recommended** - Items with this rating may include components that were not required when the home was built, but are recommended upgrades to improve overall safety or efficiency of the home.

**(T) Typical/common** - Items with this rating are typical items found in homes of this era and do not require repair at this time, but should be monitored periodically to ensure that the item hasn't worsened, warranting repair or replacement.

**(A) Acceptable** - The component was observed to be in acceptable condition for age and use (to the extent visible), but may still need minor repairs or general maintenance.



## REPORT SUMMARY

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense 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 pages of the report as the summary alone does not explain all of the possible concerns. All repairs should be done by a licensed & bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done.

GROUNDS		
Page 5 Item: 3	FENCES/GATES	3.1. RV gate somewhat hard to latch, advise adjustments, at west yard
ROOF/EXTERIOR		
Page 6 Item: 1	ROOF COVERINGS	1.1. One damaged tile at rear roof hip.
Page 6 Item: 2	FLASHINGS	2.1. Cracking or separations noted at mortar flashings at rear roof hips.
Page 7 Item: 4	WALL CLADDING/TRIM	4.2. Advise stucco repairs at: Hole above front window, Small section of stucco improperly pitched at upper front roof gable vent, 4.3. Advise caulking at moderate size stucco crack at Eastside and your AC unit
POOL/SPA		
Page 9 Item: 5	PLUMBING	5.1. Large leak at top of chlorinator at pool equipment
Page 10 Item: 8	ELECTRIC/LIGHTING	8.1. Bond wire not connected to base of stucco wall at rear patio
Page 10 Item: 9	POOL SAFETY	9.1. Gate(s) and Door(s) have direct access to pool or spa are not self-closing and self-latching. This is a normal safety requirement.
HVAC		
Page 12 Item: 5	FIREPLACE	5.1. The gas log set(s) or pilot in the fireplace was off at the time of the inspection; function could not be tested. Log set would not activate from control switch at rear patio.
PLUMBING		
Page 13 Item: 2	FAUCETS/VALVES	2.1. Faucet is loose at Kitchen sink,
ELECTRICAL		
Page 14 Item: 1	MAIN SERVICE	1.1. Lower right circuit not labeled at main panel 1.2. Two upper 20 amp circuit breakers were tripped. Reset OK. For outlets below panel. 1.3. Wiring improperly doubled on breaker at pool subpanel. Advise further review by qualified electrical contractor.

Page 15 Item: 2	OUTLETS	2.1. The outlet is loose at Center of West counter at kitchen, 2.2. Outlets have a weak ground connection. Noted at center east bedroom and portion of East den. Advise further review and repair.
Page 15 Item: 3	LIGHTS/SWITCHES	3.1. Advise proper exterior cover plate at fireplace switch at rear patio
Page 16 Item: 5	MISCELLANEOUS	5.1. Smoke detector not installed at front bedroom
<b>INTERIOR</b>		
Page 18 Item: 4	WINDOWS	4.1. Window counterbalance loose but window will stay in open position at left side of bed at master bedroom.
<b>KITCHEN</b>		
Page 18 Item: 1	OVEN/RANGE	1.1. Microwave oven not properly operating. Advise review and repair.





# GENERAL INSPECTION INFO

## 1. ATTENDANCE

IN ATTENDANCE:

- Client
- Buyer Agent

## 2. HOME TYPE

HOME TYPE:

- Single Family Home
- Single story
- Occupied - Furnished

## 3. MISC.

Materials:

- Outside temperature: 100 degrees
- Weather condition: Sunny
- FOR THE PURPOSES OF THIS REPORT THE HOME IS FACING: South



# GROUNDS

### Scope & Limitations:

If present, vegetation, grading, drainage, driveways, patio ground surfaces, walkways and retaining walls, stoops, steps, non-abutting decks, visible components of grounds electrical systems and watering systems, and other general conditions were observed. The inspector is not required to test grounds lighting systems or watering systems.

Significant visible deficiencies or potential concerns, if any, are reported below.

Grounds systems or components are indicated by type or described in the components section. The condition of exterior faucets is addressed in this section, though any observed leaks may be reported in the Plumbing Section.

## 1. SITE/GRADING

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SITE DETAILS: Flat pad/site • Above grade (with respect to roadway)

## 2. DRIVEWAYS/WALKWAYS/PATIOS

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

MATERIALS: Pavers

MATERIALS: Pavers

**3. FENCES/GATES**

R G U T A

FENCE MATERIALS: Masonry Block

GATE MATERIALS: Wrought iron with wood slats

COMMENTS:

3.1. RV gate somewhat hard to latch, advise adjustments, at west yard

**4. IRRIGATION**

R G U T A

MATERIALS: Automatic sprinkler irrigation

LIMITS: Irrigation system tested - functioning properly with testing limited

**5. LANDSCAPE**

R G U T A

**6. GROUNDS ELECTRICAL**

R G U T A

FEATURES: No grounds lighting system noted.

**7. MISCELLANEOUS FEATURES**

R G U T A

FEATURES: Built-in barbecue/pit



# ROOF/EXTERIOR

**Scope & Limitations:**

This section describes the roof system and exterior components of the home. A roof system consists of the surface materials, connections, penetrations, flashings, skylights, chimneys and drainage (gutters and downspouts). The "Method of Observation," which describes the means in which the roof and related components were observed, is set forth below:

We visually review these components for damage and deterioration and do not perform any destructive testing. If conditions are found suggesting damage, improper application, or limited remaining service life, these will be noted. Visible signs of leaks or abnormal condensation on surfaces (if any) are reported in this and/or other pertinent sections.

We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

This section also describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, stoops, steps, porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

### 1. ROOF COVERINGS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R	G	U	T	A

METHOD: The roof was partially traversed and viewed. • Viewed from a ladder at the edges.

MATERIALS: Concrete Tiles

COMMENTS:

1.1. One damaged tile at rear roof hip.



Tile damaged at rear roof hip

### 2. FLASHINGS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R	G	U	T	A

MATERIALS: Metal • Mortar

COMMENTS:

2.1. Cracking or separations noted at mortar flashings at rear roof hips.



Cracking or separations noted at mortar flashings at rear roof hip

### 3. EAVES/SOFFITS/FASCIAS

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
R	G	U	T	A

TYPE: Closed stucco soffit

**4. WALL CLADDING/TRIM**

R  G  U  T  A

MATERIALS: Stucco

COMMENTS:

4.1.

4.2. Advise stucco repairs at: Hole above front window, Small section of stucco improperly pitched at upper front roof gable vent,

4.3. Advise caulking at moderate size stucco crack at Eastside and your AC unit



Advise stucco repairs at: Hole above front window,



Stucco improperly pitched to pond water at upper gable vent at front roof



Advise caulking at moderate size stucco crack at Eastside and your AC unit

**5. EXTERIOR CAULKING**

R  G  U  T  A

**6. WINDOWS**

R  G  U  T  A

TYPES: Sliding sash • Single-hung sash

MATERIALS: Multi-glaze • Vinyl frame

**7. EXTERIOR DOORS**

R  G  U  T  A

TYPES: Glass panel (large) • Fire-resistant door(s)

**8. GARAGE**

R  G  U  T  A

MATERIALS: Automatic opener • Obstruction sensor • Pressure sensitive reverse • Sectional style • No deficiencies were noted in the fire separation assemblies. • The garage door safety reversing testing acceptably. • Metal

**9. GENERAL PHOTOS**

R  G  U  T  A



General roof photos



General roof photos



General roof photos



General roof photos



## POOL/SPA

### Scope & Limitations:

Pools and/or spas may be observed for an additional fee and adhere to the Standards of Professional Practice For The Inspection Of Swimming Pools and Spas For Arizona Home Inspectors.

The inspector will observe the enclosure and/or related gates, the hardscaping and drainage related to the inspected pool or spa, the condition of visible portions of systems, structures, or components, the normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections. The inspector will report on any conditions limiting or otherwise inhibiting the inspection.

### 1. POOL/SPA BODY

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TYPE/FINISH: Exposed aggregate surface



General Photo of Pool



General Photo of Pool Equipment

**2. DECK/COPING**

R G U T A

DECK TYPE: Natural stone deck • Tiles (all types)

**3. PUMPS**

R G U T A

TYPES: Filter pump • Variable speed

**4. FILTERS**

R G U T A

TYPE:  
 • Cartridge filter

**5. PLUMBING**

R G U T A

MATERIALS: Plastic piping (**PVC**)

COMMENTS:

5.1. Large leak at top of chlorinator at pool equipment



Large leak at top of chlorinstructor at pool equipment

**6. CLEANING SYSTEM**

R G U T A

TYPE: Vacuum system

COMMENTS:

6.1. Advise further review of operation of sanitizer unit.



Advise further review of operation of sanitizer unit.

7. SKIMMER/DRAIN

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. ELECTRIC/LIGHTING

R	G	U	T	A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPONENTS: Lighting system • **GFCI** protection for lighting • Flexible conduit

COMMENTS:

8.1. Bond wire not connected to base of stucco wall at rear patio



Bond wire not connected to base of stucco wall at rear patio

9. POOL SAFETY

R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

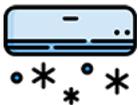
COMMENTS:

9.1. Gate(s) and Door(s) have direct access to pool or spa are not self-closing and self-latching. This is a normal safety requirement.

10. POOL ACCESSORIES

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ACCESSORIES: Water feature



HVAC

**Scope & Limitations:**

An air conditioning system consists of the cooling equipment, operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the cooling equipment or predicting life expectancy of the system requires special equipment and training and is beyond the scope of this inspection. This is a review of basic function only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged. We do not review the efficiency or adequacy of cooling in specific areas of the home. A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

**1. AIR CONDITIONING**

R  G  U  T  A

SYSTEM TYPE: Split system (condensate/evaporator)

TEMPERATURES: 3 yr. old Goodman unit. Aprox. 3 1/2 tons. • Temperature differentials=18 degrees (16-22 degrees is typical) • The **A/C** unit tested acceptably.



A/C Condensing Unit



A/C Info Tag

**2. HEATING**

R  G  U  T  A

SOURCE/TYPE: Natural gas • Forced air • The heating system was not tested due to higher outside temperatures. • **Combustion air** was present and acceptable. • Automatic safety controls were present and were acceptable to the extent reviewed. • Single-wall metal appliance vent or vent connector • Double-wall metal appliance vent



View of furnace

**3. DISTRIBUTION**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DUCTING: Ducted central air system. Each required room is supplied with a cooling/heating source. • Flexible ducting

FILTERS: Located at air return register(s) • Disposable filters • Filter condition was acceptable

**4. THERMOSTAT(S)**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TYPE: Thermostat(s) operated acceptably • Set-back thermostat • Zoned System

**5. FIREPLACE**

R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TYPE: Gas fireplace/stove

COMMENTS:

5.1. The gas log set(s) or pilot in the fireplace was off at the time of the inspection; function could not be tested. Log set would not activate from control switch at rear patio.

**6. CHIMNEY**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TYPE: Unvented system

METHOD OF REVIEW: Partially reviewed

**PLUMBING****Scope & Limitations:**

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines.

Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. Any concealed parts of the plumbing system are not evaluated. Water heaters are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist for a full review of these systems.

The clothes dryer venting system was also visibly examined, to the extent accessible, though not tested. No main or fixture shut off valves were operated. Drains to clothes washers, roofs, floors, and decks were not tested.

Our review of the plumbing system does include some components of any present fire suppression systems, private water supply/waste disposal systems. Inspection of these components and systems were limited.

**1. WATER SUPPLY**

R  G  U  T  A

SOURCE/LOCATION: Location of main water shutoff valve: Front of Home • Water pressure 55 psi. • Main water supply size: 1" • Municipal water supply • A functional flow was observed (functional flow was tested by flowing multiple faucets simultaneously and observing the flow rate at the operating faucets). • No deficiencies were noted for visible plumbing supports.

MATERIALS: Copper/brass water lines visible



Main Water Shutoff

**2. FAUCETS/VALVES**

R  G  U  T  A

COMMENTS:

2.1. Faucet is loose at Kitchen sink,

**3. WATER HEATER**

R  G  U  T  A

SOURCE/TYPE: 3 yr. old A.O. Smith 50 gallon water heater located at: Garage • Electric • Temperature pressure relief valve • Drain pan present • **Expansion tank**



Water heater unit tag

**4. DRAIN WASTE SYSTEM**

R  G  U  T  A

TYPE/COMPONENTS: Municipal sewer(as reported) • Functional drainage was observed (testing of multiple fixtures simultaneously)

MATERIALS: **ABS** drain lines visible

**5. FUEL**

R  G  U  T  A

FUEL DISTRIBUTION: Natural gas • Main gas shutoff located at Front of home of building. • Steel gas lines visible • Flex gas line connectors visible • Fuel piping supports were acceptable where viewed.



Main Gas Shutoff



## ELECTRICAL

### Scope & Limitations:

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

### 1. MAIN SERVICE

R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SERVICE DESCRIPTION:** Underground service lateral • 110/120 volt service • 220/240 volt service • Single phase • Grounding method not ascertained

**PANELS:** Service Amps: 200 • Main panel location: Front of home • Single disconnect • Service panel bonded • Circuit breakers • All circuit breakers amperage was compatible with the gauge (size) of the connected wiring to the extent viewable. • **AFCI**s (Arc Fault Circuit Interrupters) Not tested in occupied homes. • Copper wires • Aluminum wires (not in general lighting circuits)

### COMMENTS:

1.1. Lower right circuit not labeled at main panel

1.2. Two upper 20 amp circuit breakers were tripped. Reset OK. For outlets below panel.

1.3. Wiring improperly doubled on breaker at pool subpanel. Advise further review by qualified electrical contractor.



Two upper 20 amp circuit breakers were tripped. Reset OK. For outlets below panel.



Main Electrical Panel



Wiring improperly doubled at pool sub panel

**2. OUTLETS**

R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

- 2.1. The outlet is loose at Center of West counter at kitchen,
- 2.2. Outlets have a weak ground connection. Noted at center east bedroom and portion of East den. Advise further review and repair.



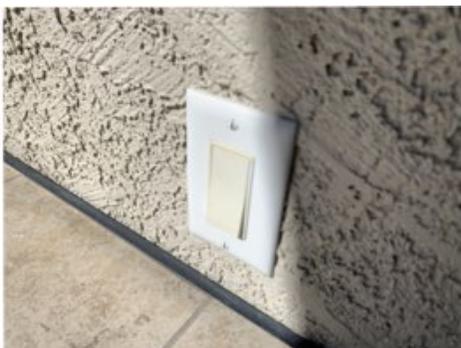
Outlets have a weak ground connection. Noted at center east bedroom and portion of East den. Advise further review and repair.

**3. LIGHTS/SWITCHES**

R	G	U	T	A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

- 3.1. Advise proper exterior cover plate at fireplace switch at rear patio



Advise proper exterior cover plate at fireplace switch at rear patio

**4. WIRING**

R G U T A

TYPE:

- Nonmetallic sheathed cable (Romex)
- Armored cable (BX)
- Plastic conduit

**5. MISCELLANEOUS**

R G U T A

COMPONENTS:

- Smoke detectors
- Ceiling fans
- Door bell
- Unable to verify if smoke detectors are also CO detectors

COMMENTS:

5.1. Smoke detector not installed at front bedroom



**BATHROOM**

**Scope & Limitations:**

Bathroom walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed. Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We are not always able to confirm proper operation of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

**1. TUB/SHOWER**

R G U T A

TUB/SHOWER FLOOR: Fiberglass • Tile

SURROUND/ENCLOSURE: Tile (all types) • Glass (tempered or safety)

**2. TOILET(S)/BIDET(S)**

R G U T A

TOILET TYPE: Down-flush toilet

**3. SINK(S)**

R G U T A

TYPE: Cultured marble • Molded counter/sink

**4. COUNTERTOPS**

R G U T A

MATERIAL: Cultured marble

**5. VANITIES/CABINETS**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

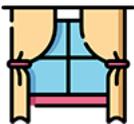
**6. VENTILATION**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TYPE: Exhaust fan

**7. TOWEL RACKS/HOLDERS/BARS**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



# INTERIOR

**Scope & Limitations:**

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed. A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed. If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these).

Ceiling fans and central vacuuming (if present) were observed (and tested if electricity was on, and non-remote control switches were present).

Laundry room venting system, if installed, was observed (and tested if electricity was on). For limits of inspection of central vacuuming (if present), see inspection agreement.

Intruder alarms and internal communication systems (if present) were not checked by the inspector. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

The client is advised to consider all findings associated with moisture such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.

**1. WALLS/CEILINGS**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

MATERIAL: Drywall • House was furnished at time of inspection. Access restricted to various areas including; behind and under furniture, wall hangings, stored items inside cabinets, closets and garage.

TYPE: Drywall

**2. FLOORS**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

MATERIAL: Ceramic tile

**3. INTERIOR DOORS**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TYPES: Hollow core panel doors • Wood product doors • Hinged doors

**4. WINDOWS**

R	G	U	T	A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

4.1. Window counterbalance loose but window will stay in open position at left side of bed at master bedroom.

**5. LAUNDRY FACILITIES**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMPONENTS: Washer connections • Electric dryer connections • Dryer vent terminates at roof

**6. CLOSETS**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

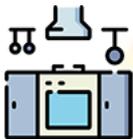
**7. CABINETS/MILLWORK**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**8. MISCELLANEOUS INTERIOR COMPONENTS**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SYSTEMS/COMPONENTS: Millwork (built-in cabinets/shelve units)



**KITCHEN**

**Scope & Limitations:**

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls.

Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested. Counters and a representative number of cabinets were observed. Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section).

**1. OVEN/RANGE**

R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OVEN TYPE: Electric oven • Free standing oven • Convection oven • Microwave oven

RANGE TYPE: Electric range or cooktop • Free-standing range

COMMENTS:

1.1. Microwave oven not properly operating. Advise review and repair.

**2. VENTILATION**

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TYPE: Mechanical ventilation

**3. REFRIGERATOR**

<sup>R</sup>
 <sup>G</sup>
 <sup>U</sup>
 <sup>T</sup>
 <sup>A</sup>

DETAILS: Refrigerator (not inspected)

**4. DISHWASHER**

<sup>R</sup>
 <sup>G</sup>
 <sup>U</sup>
 <sup>T</sup>
 <sup>A</sup>

**5. SINK**

<sup>R</sup>
 <sup>G</sup>
 <sup>U</sup>
 <sup>T</sup>
 <sup>A</sup>

Materials:  
 • Let-in  
 • Stainless steel

**6. COUNTERTOPS**

<sup>R</sup>
 <sup>G</sup>
 <sup>U</sup>
 <sup>T</sup>
 <sup>A</sup>

MATERIAL: Natural stone/Quartz (engineered stone)

**7. CABINETS**

<sup>R</sup>
 <sup>G</sup>
 <sup>U</sup>
 <sup>T</sup>
 <sup>A</sup>

**8. OTHER APPLIANCES**

<sup>R</sup>
 <sup>G</sup>
 <sup>U</sup>
 <sup>T</sup>
 <sup>A</sup>

OTHER APPLIANCES: Disposal



# STRUCTURE

**Scope & Limitations:**

Visible portions of the following were observed: foundations; structure to walls, columns, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation techniques and applications of attic and foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire blocking. The inspector did not look for evidence of past or present leaks. Significant visible deficiencies or potential concerns, if any, are reported below. Visible structure specific systems or components are indicated by type or described in the components section.

**1. ROOF ASSEMBLY**

<sup>R</sup>
 <sup>G</sup>
 <sup>U</sup>
 <sup>T</sup>
 <sup>A</sup>

COMPONENTS: Truss roof system • Plywood/OSB sheathing • Butted roof sheathing

**2. ATTIC**

<sup>R</sup>
 <sup>G</sup>
 <sup>U</sup>
 <sup>T</sup>
 <sup>A</sup>

Materials:  
 • Attic access location(s): Laundry Room  
 • Method of attic review: Partially traversed and viewed  
 • Attic ventilation is provided and acceptable

### 3. INSULATION

<sup>R</sup>  <sup>G</sup>  <sup>U</sup>  <sup>T</sup>  <sup>A</sup>

Materials:

- Cellulose (loose fill) insulation
- The vapor retarder is: Drywall and was found to be acceptable to the extent visible.
- 8-12 inches
- Thickness varies

### 4. COLUMNS

<sup>R</sup>  <sup>G</sup>  <sup>U</sup>  <sup>T</sup>  <sup>A</sup>

MATERIALS: Wood-framed

### 5. WALL ASSEMBLIES

<sup>R</sup>  <sup>G</sup>  <sup>U</sup>  <sup>T</sup>  <sup>A</sup>

TYPE: Wood framing

### 6. FLOOR ASSEMBLIES

<sup>R</sup>  <sup>G</sup>  <sup>U</sup>  <sup>T</sup>  <sup>A</sup>

FLOOR ASSEMBLIES: Concrete slab floor • Post-tension slab

### 7. FOUNDATION/BASEMENT/SUB AREA

<sup>R</sup>  <sup>G</sup>  <sup>U</sup>  <sup>T</sup>  <sup>A</sup>

FOUNDATION TYPE: Concrete • Post tension slab

### 8. GENERAL PHOTOS

<sup>R</sup>  <sup>G</sup>  <sup>U</sup>  <sup>T</sup>  <sup>A</sup>



General photo of attic



General photo of attic



General photo of attic



General photo of attic



General photo of attic



General photo of attic



## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.