



# Inspection Report

*Property Address:*  
*27100 North 130th Lane, Peoria Arizona 85382*  
*Inspection Date:*  
*November 22, 2006*



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## **REPORT SUMMARY**

### **Read The Inspection Report**

This document is provided for the benefit of the client(s) listed above and does not constitute a report, and may not list all of the conditions observed during the inspection. The client is directed to **Read The Inspection Report** as stated in the inspection agreement. We recommend that each of the conditions listed below be further evaluated and/or corrected by specialists in the appropriate trade. The items listed have been coded for your ease of review.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

#### EXTERIORS

##### EXTERIOR CONDITIONS:

###### 307 STUCCO SIDING:

The stucco siding was serviceable, with hairline cracks noted, with exceptions noted.

a. [CR] The stucco siding was not completed at the entry left side overhang of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.

b. [CR] The stucco siding finish (paint) was missing at the entry tower. We recommend correcting the condition(s) noted.

###### 316 VENEER:

The veneer was serviceable, with exceptions noted.

a. [CR] Missing stucco was noted at the right side of the building. We recommend correcting the condition(s) noted.

###### 317 EXTERIOR TRIM:

The exterior wood trim was serviceable, with exceptions noted.

a. [CR] There was a missing corbel/trim material noted at the right rear of the building. We recommend correcting the condition(s) noted.

The fascia and eaves were serviceable. The stucco trim, a continuation of the stucco siding was serviceable.

##### GROUNDS CONDITION:

###### 338 DRIVEWAY:

The driveway was serviceable, with exceptions noted.

a. [FE] There were large cracks and heaving or settling of the driveway. We recommend further evaluation and corrections by a specialist in the appropriate trade.

#### ROOF COVERINGS

##### ROOF CONDITION:

###### 410 CONCRETE TILE:

The visible areas of the roof surface were serviceable. Periodic inspection and maintenance is recommended, with exceptions noted.

a. [FE] There were a number of cracked, broken tiles throughout the roof. We recommend further evaluation and corrections by a specialist in the appropriate trade.

#### ATTIC AREAS & ROOF FRAMING

##### ATTIC/FRAMING CONDITION:

###### 509 INSULATION:

The visible attic insulation was serviceable, with exceptions noted.

a. [CR] The insulation was out of place or missing in areas. We recommend correcting this condition for energy efficiency.

510 VENTILATION:

The attic ventilation was adequate, with exceptions noted.

- a. [CR] The O'Hagin attic roof vents were not installed per the STANDARD INSTALLATION INSTRUCTIONS FOR O'HAGIN'S CONCRETE TILE VENTS ([www.ohaginvent.com](http://www.ohaginvent.com)) and may allow wind driven rain to enter the attic space, and or the tile(s) were not inserted into the sides of the ohagin vent tile unit, and wind clips were not secured. We recommend correcting the condition(s) noted.

PLUMBING

PLUMBING CONDITIONS:

607 MAIN WATER SHUTOFF:

The main water piping and shutoff valve appeared serviceable, no leakage observed. We do not operate these devices.

HEATING SYSTEMS

DUCTING SYSTEM:

921 CONDITION:

[CR] The conditioned air ducts had minimal supporting straps and restriction of the air flow is likely to occur from sagging ducting. We recommend additional and wider straps be installed to provide adequate support.

CENTRAL COOLING SYSTEMS

AIR CONDITIONING SYSTEM CONDITIONS:

1008 A CONDENSING UNIT:

The condensing unit was serviceable, with exceptions noted.

- a. [CR] The condensing unit valve caps were missing. This condition may allow freon to leak out. We recommend correcting the condition(s) noted.

1009 SYSTEM CONDITION:

[FE] The temperature differential between the supply and return air grills was less than 18 degrees. We recommend further evaluation and corrections by a specialist in the appropriate trade.

AIR CONDITIONING SYSTEM CONDITIONS:

1009 SYSTEM CONDITION:

[FE] The temperature differential between the supply and return air grills was less than 18 degrees. We recommend further evaluation and corrections by a specialist in the appropriate trade.

KITCHEN

KITCHEN:

1113 CABINETS/TOPS:

The cabinet(s)/ counter(s) were serviceable, with exceptions noted.

- a. [CR] The cabinet trim at the floor was damaged/incomplete. We recommend correcting the condition(s) noted.

BATHROOMS

Master Bathroom.

1321 SHOWER:

The shower and faucet(s) were serviceable, with exceptions noted.

- a. [CR] The tub drain was blocked with construction debris. We recommend correcting the condition(s) noted.

Hall Bathroom.

1319 TUB/SHOWER:

The tub/shower and faucet(s) were serviceable, with exceptions noted.

- a. [CR] The faucet(s)/spout were not sealed to the wall, this is a potential leak source. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

BUILDING INTERIOR

1415 EXTERIOR DOORS:

The door(s) were serviceable, with exceptions noted.

- a. [CR] The entry door was damaged/split. We recommend correcting the condition(s) noted.

GARAGE - CARPORT

GARAGE/CARPORT CONDITIONS:

1548 INTERIOR WALLS:

The visible areas of the walls and ceiling appeared serviceable, with exceptions noted.

a. [FE] A large diagonal crack was noted on the wall. We recommend further evaluation and corrections by a specialist in the appropriate trade.

1555 DOOR OPENERS:

Double Door:

[SC] The auto-reverse safety system(s) failed to function and the door did not reverse when it meet reasonable resistance during closing and or stop during opening. We recommend correcting these condition(s) for safety reasons.

The secondary safety system (electric eyes) reversed the door when the beam was interrupted by an object during closing.

Single Door:

No opener installed.



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# INSPECTION CONDITIONS

It is the clients sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of escrow please contact our office immediately for an additional evaluation regarding such "condition."

## CLIENT & SITE INFORMATION:

101 FILE/DATE/  
TIME:

File # 061122100 Date: November 22, 2006 Time: 1:00 PM.

102 CLIENT NAME:

John Smith.

103 LOCATION:

27100 North 130th Lane  
Peoria, Arizona 85382.

104 BUYER'S  
AGENT:

Jane Smith  
RE/MAX Integrity Realtors  
Office (623) 362-3000.

105 LISTING  
AGENT:

Mary Smith  
RE/MAX Integrity Realtors  
Office (623) 362-3000

## CLIMATIC CHARACTERISTICS:

106 WEATHER/SOIL:

Weather conditions during the inspection: clear, Above 100 degrees and the ground was dry.

## BUILDING CHARACTERISTICS:

107 MAIN ENTRY:

Faces: West.

108 STRUCTURE:

Age: 2005, 1 story, 3,000 sq.ft., Single Family Residence.

109 FOUNDATION:

Foundation types: concrete slab on grade.

## UTILITY SERVICES:

113 UTILITIES:

All utilities on.

## OTHER INFORMATION:

114 ATTENDING:

People present: buyers agent, client(s)

115 OCCUPIED:

The building is not occupied at this time.

116 INSPECTED BY:

Michael Dale, Arizona State Certification # 38558.

### INTRODUCTORY NOTES:

**118 IMPORTANT INFORMATION:**

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building. [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building. [NOTE] We recommend having the locks on all of the exterior doors re-keyed after taking possession of the building for security reasons. [NOTE] Photographs when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. [NOTE] This report is solely produced for the client listed. Reproduction of this report is unauthorized and not to be used for insurance purposes or any other matters. [NOTE] The building was newly constructed. We do not note cosmetic conditions. We recommend making your own notes or using small removable stickers on the items or areas of concern. Window, door and roof leaks may not be identifiable. Shrinkage cracks will develop over time and are normal.

**119 ENVIRONMENTAL CONCERNS:**

Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, mold/mildew, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended.

### DEFINITIONS:

**120 SAFETY CONCERNS:**

[SC] **Safety Concerns:** Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

**121 FURTHER EVALUATION:**

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation by specialists in the appropriate trades.

**122 CORRECTIONS RECOMMENDED:**

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

**123 RECOMMENDED UPGRADE:**

[RU] **Recommended Upgrades:** Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

**124 SERVICEABLE:**

Serviceable; As defined in the Websters Dictionary; "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended *function* and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it

125 FUNCTIONED:

would meet every individuals interpretation of an acceptable state.

Functioned; As defined in the Websters Dictionary; "Performing its normal, proper and characteristic action".

126 FAILED:

Failed; As defined in Websters Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

127 SPECIALIST:

Specialist; as defined in the Websters Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*" as well as qualified state licensed contractors in specific occupations.

128 CLOSE OF ESCROW:

[SC] Safety Concerns, [FE] Further Evaluation, [CR] Corrections Recommended, [RU] Recommended Upgrades:

When the above listed items/abbreviations are stated in the report. We recommend the listed items be evaluated and/or corrected prior to the close of escrow.

## FOUNDATION/UNDER-FLOOR AREAS

Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means and assessing the structural integrity of a building is excluded from this report. The inspectors observations take into account the age of the building and the construction standards of that time, older buildings may lack many of the modern framing and seismic connections presently being utilized. Foundations may have curing cracks that do not represent a structural problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer, foundation specialist or a geologist. All exterior grades should allow for surface and roof water to be diverted away from the foundation system. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### FOUNDATION:

201 TYPE:

Foundation types observed: Concrete slab on grade.

202 BOLTS/  
BRACING:

The wall surfaces or design/configuration of the building prevented access to visually verify the presence or condition of anchor bolts.

### SLAB ON GRADE:

203 EXTERIOR  
CONDITION:

The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.



**204 INTERIOR  
CONDITION:**

The current condition of the concrete slab appeared serviceable but could not be confirmed by visual inspection due to wall to wall floor coverings.

# EXTERIORS

The visible exterior surfaces and materials of the building were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## EXTERIOR INFORMATION:

**301A FRAMING**

**TYPE:**

Materials: Frame exterior walls.

**301B SIDING TYPE:**

Materials: stucco clad exterior walls.

**302 VENEER TYPE:**

Materials: Cultured stone.

**303 EXTERIOR TRIM  
TYPE:**

Materials: wood.

**304 EXTERIOR  
DOOR TYPE:**

Materials: wood and metal entry door(s)

**305 WINDOW TYPE:**

Type: horizontal/vertical sliding and fixed double-paned (thermal) windows were present.

**306 WINDOW  
MATERIAL:**

Materials: metal.

### EXTERIOR CONDITIONS:

#### 307 STUCCO SIDING:



The stucco siding was serviceable, with hairline cracks noted, with exceptions noted.

- a. [CR] The stucco siding was not completed at the entry left side overhang of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.
- b. [CR] The stucco siding finish (paint) was missing at the entry tower. We recommend correcting the condition(s) noted.

#### 312 FRAME WALLS:

The Frame exterior walls appeared serviceable-Inspection limited.

#### 316 VENEER:

The veneer was serviceable, with exceptions noted.

- a. [CR] Missing stucco was noted at the right side of the building. We recommend correcting the condition(s) noted.



#### 317 EXTERIOR TRIM:

The exterior wood trim was serviceable, with exceptions noted.

- a. [CR] There was a missing corbel/trim material noted at the right rear of the building. We recommend correcting the condition(s) noted.

The fascia and eaves were serviceable. The stucco trim, a continuation of the stucco siding was serviceable.



#### 318 EXTERIOR DOORS:

The doors viewed from the exterior appeared serviceable.

#### 319 WINDOWS:

The windows viewed from the exterior appeared serviceable  
[FE] Double-paned windows/doors reduce noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This

condition causes condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will attempt to note in the report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass it is not possible to determine all failures. We recommend full evaluation by a specialist in the appropriate trade.

**322 EXTERIOR ELECTRICAL:**

The lights and accessible GFCI protected receptacles were in serviceable condition.

**323 CHIMNEY:**

The chimney was serviceable [from grade to the roof line]

The items listed below were visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed cleanouts. This inspection is not intended to address or include any geological conditions or site stability information, for information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

**GROUNDS INFORMATION:**

**327 DRIVEWAY:**

Materials: concrete.

**329 WALKWAYS:**

Materials: concrete.

**330 STEPS & STAIRS:**

NONE.

**331 MAIN ENTRY:**

Materials: concrete.

**332 PATIOS:**

Materials: concrete.

**333 PATIO COVERS:**

Materials: an extension of the main roof structure.

**335 RETAINING WALLS:**

NONE.

**336 FENCING & GATES:**

Materials: block and metal, metal and wood gate.

**GROUNDS CONDITION:**

**338 DRIVEWAY:**

The driveway was serviceable, with exceptions noted.

- a. [FE] There were large cracks and heaving or settling of the driveway. We recommend further evaluation and corrections by a specialist in the appropriate trade.



**340 WALKWAYS:**

The walkways were serviceable, There were common cracks noted in the walkways, no action is needed at this time.

**344 MAIN ENTRY:**

The entry/porch was serviceable.

**345 PATIOS:**

The patio was serviceable.

**346 PATIO COVERS:**

The patio cover was serviceable.

**350 FENCING & GATES:**

The yard fencing was serviceable, The gate(s) were in serviceable condition.

**GRADING/DRAINAGE/LANDSCAPING INFORMATION:**

**357 SITE GRADING:**

Gentle slope.

**358 SITE DRAINAGE:**

Surface and underground drains.

**GRADING/DRAINAGE/LANDSCAPING CONDITION:**

**362 SITE GRADING:**

The grading at the foundation was adequate to drain excess surface water away from the building.

**363 SITE DRAINAGE:**

[NOTE] An underground drainage system was installed, it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather.

**364 LANDSCAPING:**

The vegetation and landscaping did not have any adverse impact on the structure.

# ROOF COVERINGS

The visible areas of the roof and components were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## ROOF INFORMATION:

**401 INSPECTION METHOD:**

Tile roofs are not walked on, but are viewed from the eaves, windows and the ground when possible. These precautions are taken so not to damage the roof tiles and for inspector safety.

**402 ROOF COVERING:**

Materials: concrete tile.

404 CHIMNEY/FLUE:

Materials: stucco chimney with a metal flue.

405 ROOF

DRAINAGE:

There were no rain gutters installed.

**ROOF CONDITION:**

410 CONCRETE

TILE:

The visible areas of the roof surface were serviceable. Periodic inspection and maintenance is recommended, with exceptions noted.  
a. [FE] There were a number of cracked, broken tiles throughout the roof. We recommend further evaluation and corrections by a specialist in the appropriate trade.

416 FLASHINGS/  
PENETRATIONS:

The visible flashings/penetrations were serviceable.

417 FLUE PIPES:

The visible exhaust flue pipes and weather caps were serviceable.

1531 ROOF

DRAINAGE:

The visible areas of the roof drainage system were serviceable.

419 CHIMNEY / CAP:

The visible areas of the chimney was serviceable [from the roof line up]. There was a spark arrester installed.

**ATTIC AREAS & ROOF FRAMING**

The visible areas of the attic and roof framing were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Thermostatically operated attic vent fans are excluded from the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

**ATTIC/FRAMING INFORMATION:**

501 ATTIC ACCESS:

Access's: 2 Locations: Garage, Master bedroom hall Type: Hatch in the ceiling.

502 FRAMING:

Factory built truss system with some conventional framing.

503 SHEATHING:

Oriented Strand Board (OSB)/(wafer board)

504 INSULATION:

Fiberglass batts approximate thickness in inches: 9 1/2.

505 VENTILATION:

Vent types: Roof and Soffit.

**ATTIC/FRAMING CONDITION:**

506 ACCESS:

The inspection of the attic space was conducted from the HVAC work platform . We do not enter blown-in insulated attics due to possible damage to ceiling and potential personal injury.

507 FRAMING:

The visible areas of the roof framing was serviceable.

508 SHEATHING:

The visible areas of the roof sheathing was serviceable.

509 INSULATION:



The visible attic insulation was serviceable, with exceptions noted.

a. [CR] The insulation was out of place or missing in areas. We recommend correcting this condition for energy efficiency.

510 VENTILATION:

The attic ventilation was adequate, with exceptions noted.

a. [CR] The O'Hagin attic roof vents were not installed per the STANDARD INSTALLATION INSTRUCTIONS FOR O'HAGIN'S CONCRETE TILE VENTS ([www.ohaginvent.com](http://www.ohaginvent.com)) and may allow wind driven rain to enter the attic space, and or the tile(s) were not inserted into the sides of the ohagin vent tile unit, and wind clips were not secured. We recommend correcting the condition(s) noted.



511 ELECTRICAL WIRING:

The visible areas of the exposed wiring was serviceable.

513 VENTILATION DUCTS/FLUES;

The visible areas of the exhaust ventilation ducts and flue pipe(s) were serviceable.

# PLUMBING

The visible areas of the main water line, shutoff valve, water supply & drain lines, gas meter and piping were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual inspection. Older fixtures or components should be budgeted for replacement. Fixture shutoffs are not tested, some corrosion is common. We are not equipped to repair a leaky shutoff caused by a test, we recommend fixture shutoffs be tested by a specialist in the appropriate trade equipped to repair or replace the shutoffs. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## PLUMBING INFORMATION:

### 601 MAIN WATER LINE:

Materials: Copper piping.

### 602 WATER SHUTOFF:

The main water shutoff valve was located at the left side of the building.

### 603 WATER PRESSURE:

50-60 PSI with a pressure regulator installed.

### 604 INTERIOR SUPPLY/ DISTRIBUTION PIPING:

Materials: Cross-linked polyethylene pipe (PEX)

### 605 WASTE/VENT LINES:

Materials: ABS piping (black plastic piping)

### 606 GAS SHUTOFF:

The gas meter and shutoff valve are located at the left side of the building.

## PLUMBING CONDITIONS:

### 607 MAIN WATER SHUTOFF:

The main water piping and shutoff valve appeared serviceable, no leakage observed. We do not operate these devices.

### 608 WATER PRESSURE:

The water pressure measured at an exterior hose faucet was within the acceptable range.

### 609 WATER PIPING:

The visible water supply piping was serviceable.

### 610 WATER FLOW:

Functional Flow, A number of fixtures were operated simultaneously with a serviceable water flow.

### 611 HOSE FAUCETS:

The accessible hose faucets were serviceable, vacuum breakers were installed.

### 612 WASTE/VENT PIPING:

The visible waste/vent piping was serviceable.

**613 WASTE FLOW:**

Functional Drainage, A number of drains were emptied simultaneously and were serviceable.

**615 FLUE/  
VENTILATION  
PIPING:**

The visible areas of the vent/ventilation pipes were serviceable.

**616 GAS SHUTOFF:**

The supply shutoff appeared serviceable, we do not operate these devices.

**617 GAS PIPING/  
SUPPORTS:**

The visible areas of the gas piping and supports were serviceable.

**FIRE SPRINKLER SYSTEM:**

**629 CONTROLS:**

The fire sprinkler controls were located in the garage.

[FE] This system is outside the scope of the inspection and was not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.



## WATER HEATERS

The water heater(s) and the related components were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be turned activated. Water that is hotter than the manufacturers recommended setting of 125 degrees poses a scald hazard. The water temperature should never be set higher than the manufacturers recommended setting. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### WATER HEATER INFORMATION:

**701 LOCATION:**

The water heater was located in the garage.

**702**

**MANUFACTURER:**

Rheem.

**703**

**MANUFACTURED  
DATE:**

2005.

**704 SIZE /  
GALLONS:**

50 gallon.



**705 ENERGY TYPE:**

Natural gas.

**WATER HEATER CONDITIONS:****707 FLUE/VENTING SYSTEM:**

The visible areas of the flue vent piping were intact and secured at the connections.

**708 WATER PIPES:**

The shutoff valve and visible water supply connectors appeared serviceable.

**709 T&P VALVE:**

A temperature &amp; pressure relief valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

**710 TANK:**

The water heater tank was serviceable, no leakage noted.

**712 COMBUSTION AIR:**

A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

**713 ENERGY SUPPLY:**

The gas shutoff valve and flexible gas connector appeared serviceable.

**714 CONTROLS:**The temperature control was set in the "normal range" and the water at the faucets was warm/hot.  
The thermocouple was serviceable.**715 ELEVATION:**

The water heater ignition source/pilot light was elevated 18" inches or more above the floor.

## ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels were observed to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered non-functioning. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices was not verified. Smoke Detectors are not tested. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

**ELECTRICAL SERVICE INFORMATION:****801 SERVICE TYPE:**

Underground.

**802 MAIN PANEL:**

Located at the right side of the building.

**803 SERVICE RATING:**

120/240 volt system, rated at 200 Amperes.

**804 SERVICE WIRING:**

Material observed: not visible at the main panel.

**805 BRANCH****WIRING:**

Material observed: copper, Wire system type(s): non-metallic sheathed cable.

**806 DISCONNECT****TYPE:**

Circuit breakers.

**807 GROUNDING:**

Water &amp; Gas piping &amp; foundation rebar system.

**ELECTRICAL SERVICE CONDITIONS:****808 SERVICE****WIRING:**

The underground service lateral was not visible to inspect.

**809 GROUNDING:**

The visible ground connections were serviceable.

**810 MAIN PANEL:**

The main panel was serviceable. The circuit breakers in the panel were labeled. The accuracy of the labeling was not verified.

**811****WORKMANSHIP:**

The wiring within the panel was serviceable.

**812 DISCONNECT/****WIRE:**

The breakers appeared serviceable and the wire to breaker connections were compatible where visible within the panel.

**BRANCH CIRCUIT WIRING:****815 CONCERNS:**

The visible branch circuit wiring was serviceable.

**HOUSEHOLD COMPONENT CONDITIONS:****817 DOOR BELL:**

The door bell functioned when the button was operated.

**818 SWITCHES:**

Serviceable overall; deficiencies are identified in the location of the conditions.

**819 FIXTURES:**

Serviceable overall; deficiencies are identified in the location of the conditions.

**820 RECEPTACLES:**

Serviceable overall; deficiencies are identified in the location of the conditions.

## HEATING SYSTEMS

The visible areas of the furnace units, electrical and gas connections, ducting and filters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturers specifications and operating conditions. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

**HEATING SYSTEM INFORMATION:****901 LOCATION:**

The unit was located in the attic.

902

MANUFACTURER:

Carrier.

903

MANUFACTURED

DATE:

2005.

904 TYPE & FUEL:

Forced air natural gas fired system.

905 APPROX.

BTU'S:

88,000 btu's.

906 FILTER TYPE:

Disposable, Condition: Clean, No action needed at this time.

**HEATING SYSTEM CONDITIONS:**

907 UNIT NUMBER:

[Unit #1]

908 FLUE/VENTING SYSTEM:

The visible areas of the flue vent piping were intact and secured at the connections.

909 SUPPLY

PLENUM:

The supply air plenum was serviceable.

910 HEATING UNIT:

The furnace was serviceable.

911 COMBUSTION

AIR:

The combustion air supply for the furnace was adequate.

912 ENERGY

SUPPLY/SAFETY

SYSTEMS:

The gas shutoff valve, flexible gas connector and safety controls appeared serviceable.

913 BURNERS:

The burner flame(s) appeared typical for this type of unit.

914 HEAT

EXCHANGER:

[NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

915 BLOWER/

FILTER:

The blower was serviceable.

916 RETURN

PLENUM:

The return air ducting was serviceable.

917 THERMOSTAT:

The thermostat was operated and the system responded.

**DUCTING SYSTEM:**

920 TYPE:

Metallic foil covered and insulated flexible ducting.

921 CONDITION:

[CR] The conditioned air ducts had minimal supporting straps and restriction of the air flow is likely to occur from sagging ducting. We recommend additional and wider straps be installed to provide adequate support.



### HEATING SYSTEM INFORMATION:

901 LOCATION: The unit was located in the attic.  
902  
903 MANUFACTURER: Carrier.  
904 MANUFACTURED DATE: 2005.  
905 TYPE & FUEL: Forced air natural gas fired system.  
906 APPROX. BTU'S: 88,000 btu's.  
907 FILTER TYPE: Condition: Clean, No action needed at this time.

### HEATING SYSTEM CONDITIONS:

908 UNIT NUMBER: [Unit #2]  
909 FLUE/VENTING SYSTEM: The visible areas of the flue vent piping were intact and secured at the connections.  
910 SUPPLY PLENUM: The supply air plenum was serviceable.  
911 HEATING UNIT: The furnace was serviceable.  
912 COMBUSTION AIR: The combustion air supply for the furnace was adequate.  
913 ENERGY SUPPLY/SAFETY SYSTEMS: The gas shutoff valve, flexible gas connector and safety controls appeared serviceable.  
914 BURNERS: The burner flame(s) appeared typical for this type of unit.  
915 HEAT EXCHANGER: [NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.  
916 BLOWER/FILTER: The blower was serviceable.  
917 RETURN PLENUM: The return air ducting was serviceable.  
918 THERMOSTAT: The thermostat was operated and the system responded.

### DUCTING SYSTEM:

919 TYPE: Metallic foil covered and insulated flexible ducting.  
920 CONDITION: The visible areas of the conditioned air ducts were serviceable.

# CENTRAL COOLING SYSTEMS


The visible areas of the condensing units, electrical connections, coolant lines and evaporative coil units were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## AIR CONDITIONING SYSTEM INFORMATION:

1001 LOCATION(S):	The condensing unit was located on the left side of the building, and the evaporator unit is in the attic.
1002 MANUFACTURER:	Carrier.
1003 MANUFACTURED DATE:	2005.
1004 SYSTEM TYPE:	"Split system" The condensing unit and evaporator coils were at different locations.
1005 APPROX. SIZE:	3.5 ton.

## AIR CONDITIONING SYSTEM CONDITIONS:

1006 UNIT NUMBER:	[Unit #1]
1007 ENERGY SUPPLY/SAFETY CONTROLS:	An electrical disconnect was present, in sight of and providing power to the condensing unit.
1008 A CONDENSING UNIT:	<p>The condensing unit was serviceable, with exceptions noted.</p> <p>a. [CR] The condensing unit valve caps were missing. This condition may allow freon to leak out. We recommend correcting the condition(s) noted.</p> 
1008 B EVAPORATOR UNIT:	The evaporator unit was serviceable.
1009 SYSTEM CONDITION:	[FE] The temperature differential between the supply and return air grills was less than 18 degrees. We recommend further evaluation and corrections by a specialist in the appropriate trade.

1010 CONDENSATE LINE:

The visible areas of the condensate drain line(s) appeared serviceable.

1011 THERMOSTAT:

The thermostat was operated and the system responded.

1012 AIR DUCTS:

The air conditioning ducts are the same as the heating system.

**AIR CONDITIONING SYSTEM INFORMATION:**

1001 LOCATION(S):

The condensing unit was located on the left side of the building, and the evaporator unit is in the attic.

1002

MANUFACTURER:

Carrier.

1003

MANUFACTURED

DATE:

2005.

1004 SYSTEM TYPE:

"Split system" The condensing unit and evaporator coils were at different locations.

1005 APPROX. SIZE:

3.5 ton.

**AIR CONDITIONING SYSTEM CONDITIONS:**

1006 UNIT NUMBER:

[Unit #2]

1007 ENERGY SUPPLY/SAFETY CONTROLS:

An electrical disconnect was present, in sight of and providing power to the condensing unit.

1008 A

CONDENSING UNIT:

The condensing unit was serviceable.

1008 B

EVAPORATOR UNIT:

The evaporator unit was serviceable.

1009 SYSTEM CONDITION:

[FE] The temperature differential between the supply and return air grills was less than 18 degrees. We recommend further evaluation and corrections by a specialist in the appropriate trade.

1010 CONDENSATE LINE:

The visible areas of the condensate drain line(s) appeared serviceable.

1011 THERMOSTAT:

The thermostat was operated and the system responded.

1012 AIR DUCTS:

The air conditioning ducts are the same as the heating system.

**KITCHEN**

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment were checked for basic operation. Self or continuous cleaning functions, timing devices and thermostat accuracy are not include in the inspection. All maintenance, repairs or corrections should be made by specialist's in the

appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### KITCHEN:

**1101 WALLS/**

**CEILING:**

The visible areas of the walls and ceiling appeared serviceable.

**1105 WOOD FLOOR:**

The visible areas of the wood flooring appeared serviceable.

**1109 WINDOWS:**

The fixed window(s) were serviceable.

**1110 HEAT & COOL:**

There was air movement from the air register(s)/grill(s)

**1111 LIGHTS/**

**FIXTURES:**

The light(s) were serviceable.

**1112**

**RECEPTACLES:**

The accessible receptacles were serviceable and GFCI protected.

**1113 CABINETS/**

**TOPS:**

The cabinet(s)/ counter(s) were serviceable, with exceptions noted.

a. [CR] The cabinet trim at the floor was damaged/incomplete. We recommend correcting the condition(s) noted.



**1114 SINK/**

**PLUMBING:**

The faucet(s), sink(s) and piping were serviceable, no leakage observed.

**1115 DISPOSAL:**

The garbage disposal(s) functioned.

**1116 DISHWASHER:**

The dishwasher(s) functioned through the "Normal Cycle", no leakage observed.

**1118 EXHAUST**

**VENT:**

The exhaust fan(s)/ light(s) functioned.

**1119 COOKTOP:**

Electric; The cooktop/range burners functioned.

**1120 OVEN(S):**

Electric; The oven functioned.

**1121 MICROWAVE:**

The microwave oven functioned and heated a glass of water.

## LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines are not

operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-thru before closing escrow. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## LAUNDRY:

1201 LOCATION:	Located in an interior laundry room.
1202 WALLS/ CEILING:	The visible areas of the walls and ceiling appeared serviceable.
1204 TILE FLOOR:	The visible areas of the tile floor appeared serviceable.
1208 INTERIOR DOORS:	The door(s) were serviceable.
1211 HEAT & COOL:	There was air movement from the air register(s)/grill(s)
1212 LIGHTS/ FIXTURES:	The light(s) were serviceable.
1213 RECEPTACLES:	The receptacles were serviceable.
1214 VENTILATION:	The exhaust fan functioned.
1215 CABINETS/ TOPS:	The cabinets were serviceable.
1217 WASHER SERVICE:	The laundry faucets were serviceable, no visible leaks, no machine connected. We do not operate the faucets. The visible areas of the drain piping appeared serviceable.
1218 DRYER SERVICE:	There was both gas and 220 volt electric hookups for a dryer. The 220 volt dryer receptacle was serviceable.
1219 DRYER VENTING:	Dryer venting was provided and terminated at the exterior.

## BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade



**NUMBER OF BATHROOM PRESENT:**

Master Bathroom Hall Bathroom Half Bath.
--

**Master Bathroom.**

**1301 WALLS/  
CEILING:**

The visible areas of the walls and ceiling appeared serviceable.
--

**1303 TILE FLOOR:**

The visible areas of the tile floor appeared serviceable.
---

**1307 INTERIOR  
DOORS:**

The door(s) were serviceable.
-------------------------------

**1310 HEAT & COOL:**

There was air movement from the air register(s)/grill(s)
--

**1311 LIGHTS/  
FIXTURES:**

The light(s) were serviceable.
--------------------------------

**1312**

**RECEPTACLES:**

The accessible receptacles were serviceable and GFCI protected.
---

**1313 VENTILATION:**

The exhaust fan functioned.
-----------------------------

**1314 CABINETS/  
TOPS:**

The cabinet(s)/ counter(s) were serviceable.
--

**1315 SINK/  
PLUMBING:**

The faucet(s), sink(s) and piping were serviceable, no leakage observed.
--

**1316 TOILETS:**

The toilet(s) functioned, no leakage observed.
--

**1319 TUB/SHOWER:**

The tub and faucet(s) were serviceable.
---

**1321 SHOWER:**

The shower and faucet(s) were serviceable, with exceptions noted. a. [CR] The tub drain was blocked with construction debris. We recommend correcting the condition(s) noted.
--

**1322 ENCLOSURE:**

The enclosure(s) were serviceable, with safety glass markings.
--

**Hall Bathroom.**

**1301 WALLS/  
CEILING:**

The visible areas of the walls and ceiling appeared serviceable.
--

**1303 TILE FLOOR:**

The visible areas of the tile floor appeared serviceable.
---

**1307 INTERIOR  
DOORS:**

The door(s) were serviceable.
-------------------------------

**1309 WINDOWS:**

The accessible window(s) were serviceable.
--

**1310 HEAT & COOL:**

There was air movement from the air register(s)/grill(s)
--

**1311 LIGHTS/  
FIXTURES:**

The light(s) were serviceable.
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**1312**

**RECEPTACLES:**

The accessible receptacles were serviceable and GFCI protected.
---

**1313 VENTILATION:**

The exhaust fan functioned.
-----------------------------

**1314 CABINETS/  
TOPS:**

The cabinet(s)/ counter(s) were serviceable.
--

1315 SINK/  
PLUMBING:

The faucet(s), sink(s) and piping were serviceable, no leakage observed.
--

1316 TOILETS:

The toilet(s) functioned, no leakage observed.
--

1319 TUB/SHOWER:

The tub/shower and faucet(s) were serviceable, with exceptions noted. a. [CR] The faucet(s)/spout were not sealed to the wall, this is a potential leak source. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.
--

**Half Bath.**

1301 WALLS/  
CEILING:

The visible areas of the walls and ceiling appeared serviceable.
--

1303 TILE FLOOR:

The visible areas of the tile floor appeared serviceable.
---

1307 INTERIOR  
DOORS:

The door(s) were serviceable.
-------------------------------

1310 HEAT & COOL:

There was air movement from the air register(s)/grill(s)
--

1311 LIGHTS/  
FIXTURES:

The light(s) were serviceable.
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1312

RECEPTACLES:

The accessible receptacles were serviceable and GFCI protected.
---

1313 VENTILATION:

The exhaust fan functioned.
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1315 SINK/  
PLUMBING:

The faucet(s), sink(s) and piping were serviceable, no leakage observed.
--

1316 TOILETS:

The toilet(s) functioned, no leakage observed.
--

**BUILDING INTERIOR**

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke Detectors are not tested and are outside the scope of this report. We recommend older homes be upgraded to meet the current smoke detector installation standards for added occupant safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

**INTERIOR ROOMS INFORMATION:**

1401 ROOMS  
INSPECTED:

Front entry, living room, dining room, family room, hallways, bedrooms.

1402 WALLS/  
CEILINGS:

Materials: sheetrock.

1403 FLOORS:

The flooring materials are concrete on grade with: wood and carpet.

1405 FIREPLACES/  
Number of

1 gas burning, manufactured (zero clearance), Fireplace.

1406 SMOKE  
DETECTORS:

Smoke detectors were noted at; hallways and bedrooms.

**INTERIOR ROOMS CONDITIONS:**

1407 COMMENTS:

[FE] The proper wiring and mounting of ceiling fans cannot be determined by visual observations or operational checks. Ceiling fans are heavier than standard light fixtures and require special mounting. We recommend further evaluation and correction(s) if warranted by a specialist in the appropriate trade.

1408 WALLS/  
CEILING:

The visible areas of the walls and ceiling appeared serviceable, with some minor cracks noted in arch corners.

1409 CARPET  
FLOOR:

The visible areas of the carpet appeared serviceable.

1412 WOOD FLOOR:

The visible areas of the wood flooring appeared serviceable.

1414 INTERIOR  
DOORS:

The door(s) were serviceable.

1415 EXTERIOR  
DOORS:

The door(s) were serviceable, with exceptions noted.  
a. [CR] The entry door was damaged/split. We recommend correcting the condition(s) noted.



1416 WINDOWS:

The window(s) were serviceable.

1417 HEAT & COOL:

There was air movement from the air register(s)/grill(s) in each room.

1418 LIGHTS/  
FIXTURES:

The light(s) and ceiling fan were serviceable.

1419

RECEPTACLES:

The accessible receptacles were serviceable.

1420 CLOSET(S):

The closet(s) were serviceable.

1421 SMOKE  
DETECTOR:

To examine or test smoke detectors is outside the scope of the inspection.

1427 FIREPLACE:

The fireplace and visible areas of the flue appeared serviceable.

## GARAGE - CARPORT

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### GARAGE/CARPORT INFORMATION:

1501 TYPE & LOCATION:

Attached, one car and two car, Garages.

1503 ROOF COVERING:

The same as the main structure.

1505 VENTILATION:

Vent types: exterior wall vents.

1507 SIDING TYPE:

The same as the main structure.

1509 EXTERIOR TRIM TYPE:

The same as the main structure.

1510 EXTERIOR DOOR TYPE:

Materials: metal.

1513 GARAGE DOOR(S):

Door types: Metal, Sectional Panels.

1515 INTERIOR WALLS/CEILING:

Materials: sheetrock.

1516 INTERIOR FLOOR:

Materials: concrete.

### GARAGE/CARPORT CONDITIONS:

1544 VENTILATION:

The vents appeared to be in serviceable condition.

1545 EXT DOOR(S):

The exterior doors were in serviceable condition.

**1548 INTERIOR WALLS:**

The visible areas of the walls and ceiling appeared serviceable, with exceptions noted.  
a. [FE] A large diagonal crack was noted on the wall. We recommend further evaluation and corrections by a specialist in the appropriate trade.



**1549 GARAGE FLOOR:**

The visible areas of the garage floor appeared serviceable, with common cracks present.

**1552 FIRE WALL:**

The visible areas of the garage firewall/ceiling appeared serviceable.

**1553 FIRE DOOR:**

The door between the garage and living space appeared to be of fire resistive construction and had an automatic self closer.

**1554 GARAGE DOOR(S):**

The Garage door(s) were operated and were serviceable.

**1555 DOOR OPENERS:**

Double Door:

[SC] The auto-reverse safety system(s) failed to function and the door did not reverse when it meet reasonable resistance during closing and or stop during opening. We recommend correcting these condition(s) for safety reasons. The secondary safety system (electric eyes) reversed the door when the beam was interrupted by an object during closing.

Single Door:

No opener installed.

**1556 LIGHTS/ FIXTURES:**

The lights were serviceable.

**1557**

**RECEPTACLES:**

The receptacles were serviceable and GFCI protected.