

PROPERTY INFORMATION

Street Address: 123456 Main Street
City: Phoenix **State:** AZ **Zip Code:** 85004



CLIENT INFORMATION

Client Name(s): John and Mary Homeowner
VHI Report # 98556
Inspected By: Dennis D. Inspector - Certification #11111

INSPECTION COMPANY INFORMATION

Company Name Valley Home Inspections
Company Address 535 West Iron Avenue
Suite 122
City Mesa **State** AZ **Zip** 85210

INTRODUCTION

You have requested that the property identified in this report be inspected by Valley Home Inspections, Inc. The inspection has been completed and this report is being furnished as an aid in determining the physical condition of the property. Production and delivery of this report is based upon those conditions set forth in the Inspection Agreement.

The findings in this report should be considered true and correct as of the date of inspection only. The report includes only those items cited, and excludes items that could not be visually inspected or physically tested during the allotted time. The report is not to fix value or to advise for or against purchase. While viewing this report, keep in mind that this was not a Building Code Compliance inspection. THIS REPORT SHOULD NOT BE CONSIDERED A FORM OF INSURANCE, GUARANTEE OR WARRANTY OF THE PRSMISES, EQUIPMENT, SYSTEMS AND COMPONENTS, OR THEIR FITNESS FOR USE.

The inseciton of the property was visual only and was not technically exhaustive. It was conducted in accordance with the STANDARDS OF PROFESSIONAL PRACTICE as adapted by the Arizona Board of Technical Registration (copy enclosed). This inspection did not include any tests for environmental or health hazards such as pests or damage from pests, molds, bacteria, fungus or other unforeseen hazards.

The inspector did not troubleshoot or try to diagnose problems with components or systems found to be faulty or defective. TROUBLESHOOTING, DIAGNOSIS AND RECOMMENDED REPAIRS SHOULD BE COMPLETED BY A QUALIFIED AND/OR LICENSED PROFESSIONAL WHO IS FAMILIAR WITH THE COMPONENT OR SYSTEM IN NEED OF SERVICE OR REPAIR.

INTRODUCTION (Continued)

This report is for the exclusive use of the client named herein and may not be used for any purpose by another party without the written consent of Valley Home Inspections, Inc.

For orientation purposes, I have resorted to identifying left, right, front and rear as if I were standing in the street facing the house.

GENERAL INSPECTION INFORMATION

Inspection Date: 5/3/10

Start Time: 8:00 AM

Who was present at the inspection? Homeowner

Occupancy: Vacant Occupied

Building Type: Single Family

Stated Year Built: 2009

Stated Square Footage: 3075

Direction Entrance Faces: West

Gas On? Yes No Not Applicable

Water On? Yes No

Electricity On? Yes No

Estimated Outside Temperature at Start: 65 F

Weather Conditions: Sunny

Soil Conditions: Dry

VHI RATING SYSTEM

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

- 1 **DEFECTIVE** Item needs immediate repair or replacement. It is unable to perform its intended function and/or is a major safety concern.
- 2 **MARGINAL** Item is not fully functional and requires repair or servicing and/or is a minor safety concern.
- 3 **ACCEPTABLE** Item is functional with no obvious signs of defect or safety concern.
- NP **NOT PRESENT** Item is not present or was not found.
- NI **NOT INSPECTED** Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, or disconnected at time of inspection.

1 2 3 NPNI

GROUNDS

This section of the report describes the inspection results for the components installed around the exterior of the building by visual inspection only. Storage Shed(s), play equipment, satellite TV systems, and other temporary systems (low water pressure misting system, movable barbecue, movable fireplaces/pits, etc.) are NOT inspected or evaluated. We suggest checking with the Seller for more information about the operation and maintenance of these systems.

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

- 1 2 3 NPNI**
1. **Driveway:** Concrete
A chip in the driveway was observed near the double door. Suggest repair as necessary.
Typical settlement cracks.
 2. **Walks/Stoops:** Concrete
Typical settlement cracks.
 3. **Patio:** Concrete, Pavers
Typical settlement cracks.
 4. **Vegetation:** Trees & Shrubs
 5. **Grading/Drainage:** Sloped
 6. **Fences:** Block Fence, Metal Gate

EXTERIOR BUILDING

This section of the report describes the inspection results for the building structural components by visual inspection only. View of and access to structural components can be restricted and/or obstructed by landscaping, grade, personal belongings and construction type. This report describes only those items which are visible during the inspection.

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

- 1 2 3 NPNI**
1. **Foundation Type:** Poured Concrete, Post Tensioned
Typical settlement cracks
 2. **Structure Type:** Frame
 3. **Surface Type:** Stucco
Common shrinkage and settlement cracks were viewed and several have been flagged with blue tape. Suggest repairs as necessary.
Gaps observed at exterior light fixtures. Suggest caulking as necessary.
 4. **Bearing Walls:** Frame
 5. **Differential Movement:** No movement or displacement observed
 6. **Trim/Fascia/Soffits/Overhangs:** Wood Trim, Stucco Trim
 7. **Porch/Patio Ceiling(s):** Drywall
Gaps observed at the rear patio ceiling perimeter. Suggest caulking as necessary.
 8. **Beams:** Stucco over Frame
 9. **Piers and/or Posts:** Stucco over Framed Posts

GARAGE / CARPORT

The view of the garage/carport flooring and walls may be limited in areas where personal items are stored. We suggest checking floors and walls once the personal items are removed.

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

1. **Type of Structure:** Integral Garage **Vehicle Spaces:** 3

- 1 2 3 NPNI
2. **Ceiling:** Drywall
Common settlement cracking was observed at the ceiling, which voids fire rating. Suggest repair as needed to re establish proper fire rating.
3. **Walls:** Drywall
4. **Floor/Foundation:** Concrete
Common settlement cracks
5. **Garage Door(s):** Metal Roll Up
Evidence of water entering under the double door is present. Suggest further evaluation of the door seal and repair as necessary.
6. **Door Operation:** Mechanical, Manual
Single vehicle door was obstructed by stored items. Not operationally tested.
7. **Garage Door Opener:** Chain Drive
Operated garage door opener(s) using observed wall mounted control(s). Tested safety reverse using test block and optic sensors.
8. **Door to Residence:** Self Closing
9. **Service Door:** Metal
Evidence of water entering under the door was observed. Suggest repair as necessary.

ROOF

This is an inspection of the roof covering(s) only. This report is NOT a guarantee of the roof's water tightness, now or in the future. NOTE: The age of the roof covering(s) is only estimated, unless the seller has stated the known age. We recommend that the seller be asked for the age, leak and repair history of the roof covering(s) prior to the close of escrow.

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

MAIN ROOF

1. **Roof Surface Location:** House
2. **Method of Inspection:** Walked On The Roof Surface
3. **Type of Roof:** Gable **Approximate Age:** 1 Year
- 1 2 3 NPNI
4. **Material:** Concrete Tile
The roof should be inspected once a year or after major storms and repaired as necessary. Average roof life is 20-25 years with regular maintenance. No active leaks observed at the time of the inspection.
5. **Flashing:** Metal & Mortar
6. **Valleys:** Preformed Metal

Patio ROOF SURFACE (Additional)

7. **Method of Inspection:** Walked On The Roof Surface
8. **Type of Roof:** Flat **Approximate Age:** 1 Year
- 1 2 3 NPNI
9. **Material:** Built Up Roof with a Rolled Mineral Paper

ROOF (Continued)

Material: (continued)

The roof should be inspected once a year or after major storms and repaired as necessary. Average roof life is 10-15 years with regular maintenance. No active leaks observed at the time of the inspection.

10. **Flashing:** Metal

ELECTRICAL

The inspection is limited to visible electrical components only and does not include any electrical components hidden within the walls, ceilings and/or obstructed by personal belongings. NOTE: Load controllers, if present, are not inspected or evaluated beyond the scope of the inspection. Check with the seller or the load controller company for additional information about the operation and settings. NOTE: We cannot evaluate lighting systems on photo cells or low voltage landscape lighting. If installed, check with the seller for operation instructions.

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

MAIN PANEL

1. **Location:** Right Exterior

1 2 3 NPNI

2. **Manufacturer:** Cutler-Hammer

3. **Main Breaker Size:** 200 Amps

4. **Breakers:** CU/AL

5. **Ground:** Present - Termination Unknown

GENERAL

6. **Service Size:** Amps: 200 Amps **Volts:** 120/240 VAC

1 2 3 NPNI

7. **Service Entrance:** Underground

8. **Service:** Copper

9. **Conductor Type:** Non-metallic Sheathed Cable Known as Romex

10. **120 VAC Branch Circuits:** Copper

11. **240 VAC Branch Circuits:** Copper

12. **120 VAC Outlets**

13. **240 VAC Outlets**

14. **GFCI:** 120 VAC

15. **Lighting** 120 VAC

16. **Switches**

Damaged switch cover at the attic. Replace as necessary.

17. **Ceiling Fans**

18. **Doorbell** Hard Wired

19. **Smoke Detectors:** Present

Visual inspection only. We do not test smoke detectors or carbon monoxide detectors. WE SUGGEST TESTING UNIT(S) UPON MOVE-IN, and testing monthly.

20. **Load Controller Present?** Yes No

1 2 3 NPNI

PLUMBING

The inspection of the plumbing systems is limited to the visible parts of the plumbing only. Therefore, we cannot view plumbing systems buried underground, under floor slabs, within walls or ceilings, and/or plumbing systems in the attic space obstructed by attic conditions. NOTE: It is recommended that the seller be asked about the plumbing system leak, drainage and repair histories.

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

GENERAL PLUMBING

1. Water Supplied By: Public Utility Private Unknown

- | | | | | | | |
|----|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| | 1 | 2 | 3 | NP | NI | |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location of Main Water Shutoff: Left Exterior |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Lines: Copper & Aquapex Type Where viewed. |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hose Bibs: |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vent Pipes: ABS |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Caps: |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drain Pipes: ABS |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gas Meter, Valve & Line: |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Irrigation/Sprinkler System: Automatic, Drip Irrigation System |

WATER HEATER

- | | | | | | | |
|-----|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| | 1 | 2 | 3 | NP | NI | |
| 10. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Heater Operation: Functional at time of inspection
The average estimated service life of a natural gas water heater is 10 - 15 years. |
| 11. | Manufacturer: Bradford White | | | | | |
| 12. | Type: Natural Gas Capacity: 50 Gallon | | | | | |
| 13. | Approximate Age: 1 Year Area Served: House | | | | | |
| 14. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing Connections: |
| | 1 | 2 | 3 | NP | NI | |
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Flue Pipe:
Fire stop/fire ring not properly secured at ceiling penetration noted.
Recommend correcting to ensure proper fire rating of garage space. |
| 16. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | TPRV and Drain Tube: Copper |

AIR CONDITIONING SYSTEM

Industry standards dictate that Air Conditioning units NOT be operated when the outside temperature drops below 60 degrees which may damage the unit. On homes where the A/C unit was not operated, we recommend that the unit(s) be operated on a warmer day prior to close of escrow. NOTE: We do a random check of the air supply and return grills. We cannot determine the HVAC system's adequacy for the home. Check with the seller for the cooling/heating performance of the system. NOTE: It is recommended that the service history of the unit(s) be determined prior to the close of escrow. If the system has not been serviced within the past 12 months, we suggest that the system be serviced prior to the close of escrow.

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

A/C SYSTEM

1. Location: Left Exterior
2. Manufacturer (Exterior Unit): York

AIR CONDITIONING SYSTEM (Continued)

- 3. **Model Number:** TCGD42S21S2A **Serial Number:** WOE8881807
- 4. **Type:** Central A/C **Capacity:** 3.5 Ton
- 5. **Approximate Age:** 1 Year **Area Served:** Right Side of House
- 6. **Fuel Type** Electric **Temperature Differential:** 22 F

1 2 3 NPNI

- 7. **A/C System Operation:**
The estimated useful life of this type of unit is 15-20 years. This can be more or less depending on demand and maintenance. I suggest yearly maintenance by a qualified HVAC contractor for maximum life and efficiency.

8. General Condition of A/C Components:

- 9. **Thermostats:** Programmable
- 10. **Distribution and Ductwork:** Insulflex Duct
- 11. **Blower Fan/Filter:** Disposable Filter
- 12. **Visible Coil:**
- 13. **Refrigerant Lines:**
- 14. **Electrical Disconnect:** Blade Type
- 15. **Condensation Removal:**

There is insulation in the A/C condensation drain pan at the first air handler. Suggest removal to prevent the drain from becoming obstructed.

Left Exterior A/C System (Additional Unit) _____

- 16. **Manufacturer (Exterior Unit):** York
- 17. **Model #:** TCGD3621S2A **Serial #:** WOG7033898
- 18. **Type:** Central A/C **Capacity:** 3 Ton
- 19. **Approximate Age:** 1 Year **Area Served:** Left Side of House
- 20. **Fuel Type** Electric **Temperature Differential:** 21 F

1 2 3 NPNI

- 21. **A/C System Operation:**
The estimated useful life of this type of unit is 15-20 years. This can be more or less depending on demand and maintenance. I suggest yearly maintenance by a qualified HVAC contractor for maximum life and efficiency.

HEATING SYSTEM

Industry standards dictate that Heat Pumps NOT be operated when the outside temperature rises above 90 degrees which may damage the unit. The inspector is NOT equipped to dismantle HVAC equipment nor inspect heat exchangers for cracks or holes. This can only be done by a qualified HVAC person. The inspector does not light pilots. NOTE: It is recommended that the service history of the unit(s) be determined prior to the close of escrow. If the system has not been serviced within the past 12 months, we suggest that the system be serviced prior to the close of escrow.

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

HEATING SYSTEM

- 1. **Location:** Attic
- 2. **Manufacturer:** York
- 3. **Type:** Forced Air Gas **Capacity:** Unable to Determine
- 4. **Approximate Age:** 1 Year **Area Served:** Left Side of House
- 5. **Fuel Type:** Natural Gas

1 2 3 NPNI

- 6. **Heating System Operation:**
The estimated useful life of this type of unit is 20-30 years. This can be more or less depending on demand and maintenance. I suggest yearly maintenance by a qualified HVAC contractor for

HEATING SYSTEM (Continued)

Heating System Operation: (continued)

maximum life and efficiency.

7. General Components of HVAC Systems:

8. **Heat Exchanger:** Venturi Burners
Heat exchanger is not visible; unit is not disassembled during inspection.

1 2 3 NPNI

9. **Flue Pipe:**
10. **Combustion & Relief Air:**

Attic HEATING SYSTEM (Additional Unit) _____

11. **Manufacturer:** York
12. **Type:** Forced Air Gas **Capacity:** Unable to Determine
13. **Approximate Age:** 1 Year **Area Served:** Right Side of House
14. **Fuel Type:** Natural Gas

1 2 3 NPNI

15. **Heating System Operation:**
The estimated useful life of this type of unit is 20-30 years. This can be more or less depending on demand and maintenance. I suggest yearly maintenance by a qualified HVAC contractor for maximum life and efficiency.

1 2 3 NPNI

ATTIC

The view and access into the attic areas are generally limited by framing, insulation, a lack of safe walkable surfaces, HVAC equipment and ducting, and/or personal items stored in the attic space(s). NOTE: Vapor barriers are not generally used in the Valley.

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

1. **Access Location:** Laundry Room, Garage
2. **Method of Inspection:** Entered attic space where possible.

1 2 3 NPNI

3. **Unable to Inspect:** 20%
Roof structure, ductwork and insulation restrict/obstruct access of the attic space for full inspection and evaluation.
4. **Roof Framing:** Engineered Truss
No broken or damaged trusses observed.
5. **Sheathing:** Oriented Strand Board
6. **Ventilation:** Eave Vents, Roof Vents
7. **Type of Insulation:** Blown In Cellulose
8. **Insulation Depth:** 8"-10"
9. **Moisture Penetration:** No visible evidence of past leaks into the attic space observed.
10. **Bathroom Fan Venting:** Electric Fan(s) vented through attic to roof.

GENERAL INTERIOR & BEDROOMS

The view of and/or access to interior systems are limited in occupied homes because of personal items. We recommend that a careful check of all items be made once the house is vacated. Purely cosmetic items will not normally be noted in the report unless they are of a serious nature, by special request, or in a NEW home.

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

- | 1 | 2 | 3 | NPNI | | |
|----|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Exterior Doors: Front Entry Door, Metal |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Patio Doors: Metal Hinged With Dual Pane Low E Glass |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceilings: Drywall
Common settlement cracks present at the master bedroom ceiling. Suggest repair as needed. |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall
Common settlement cracks present at the master bathroom water closet wall and the Jack & Jill bathroom water closet wall. Suggest repairs as needed . |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Flooring: Carpet, Tile
A cracked floor tile was observed in front of the pantry door. Suggest replacement. |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Doors and Cabinets: |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closets:
Right pantry door binds and is difficult to open. Suggest adjustment as necessary. |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows: Dual Pane, Low E Glass |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Air Exchange Ventilation |

BATHROOM(S)

The view of and/or access to bathroom items may be limited in occupied homes because of personal items. We recommend that a careful check of all items be made once the house is vacated. Purely cosmetic items will not normally be noted in the report unless they are of a serious nature, by special request, or in a NEW home.

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

1. **Location:** ALL
- | 1 | 2 | 3 | NPNI | | |
|-----|--------------------------|-------------------------------------|-------------------------------------|--------------------------|---|
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cabinet(s): |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Counter Top(s): |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink(s) and Faucet(s):
Hot water control handle is loose at the master bathroom left sink. Secure as necessary. |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilet(s)/Bidet(s):
A lazy flush (toilets only flush if you hold the handle) was observed at the Jack & Jill bathroom and the left rear bathroom. Suggest repairs as necessary. |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Tub/Shower Combo(s): |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Tub(s): |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Shower Stall(s): |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drainage & Water Pressure: Functional Flow Acceptable |
| 10. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric Ventilation Fan(s), Window(s) |
| 11. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Air Exchange Ventilation |

KITCHEN & APPLIANCES

The view of and/or access to the kitchen may be limited in occupied homes because of personal items. We recommend that a careful check of all items be made once the house is vacated. Purely cosmetic items will not normally be noted in the report unless they are of a serious nature, by special request, or in a NEW home.

NOTE: Refrigerators, ice makers, wine coolers, central vacuum systems, radio intercom systems, security systems and audio/visual systems (if installed) are not inspected or evaluated, beyond the scope of the inspection. Check with the seller for more information about operation of these system(s).

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

- 1 2 3 NPNI**
- 1. **Kitchen Sink and Faucet:** Stainless Steel
 - 2. **Kitchen Cabinets and Drawers:**
 - 3. **Kitchen Counter Tops:** Granite
 - 4. **Cooking Appliances:** Electric Oven, Gas Cooktop
Acceptable operation per the owner. Did not inspect or evaluate operation.
 - 5. **Microwave Oven:** Built In
Acceptable operation per the owner. Did not inspect or evaluate operation.
 - 6. **Ventilator:** Exterior Vent and Light
 - 7. **Disposal:**
Excessive noisy operation. Suggest repair as necessary.
 - 8. **Dishwasher:**
Acceptable operation per the owner. Did not inspect or evaluate operation.
 - 9. **Refrigerator:**
Beyond the scope of the inspection. Check with the seller for more information.
 - 10. **HVAC Source:** Air Exchange Ventilation

LAUNDRY ROOM / AREA

The view of and/or access to the laundry room/area may be limited in occupied homes because of personal items. We recommend that a careful check of all items be made once the house is vacated. Purely cosmetic items will not normally be noted in the report unless they are of a serious nature, by special request, or in a NEW home.

1: DEFECTIVE 2: MARGINAL 3: ACCEPTABLE NP: NOT PRESENT NI: NOT INSPECTED

- 1 2 3 NPNI**
- 1. **Cabinets:**
 - 2. **Counter Tops:**
 - 3. **Laundry Sink:**
 - 4. **Washer Hose Bibs:**
Note: Valves are not operated as part of this inspection. Any reference to any valve inspected is visual only unless otherwise noted.
 - 5. **Washer Drain:** Wall Mounted Drain
 - 6. **HVAC Source:** Air Exchange Ventilation
 - 7. **Ventilation:** Electric Ventilation Fan
 - 8. **Dryer Vent:** Through the Wall
 - 9. **Dryer Hookup** 240 VAC
Gas hookup is present, but not in use.
 - 10. **Washer & Dryer:**
Not evaluated; beyond the scope of the inspection, Check with seller for information.

CERTIFICATION

THE INSPECTOR NAMED IN THIS REPORT CERTIFIES THAT:

1. The inspector has no present or contemplated future interest in the real estate that is the subject of this report.
2. The inspector has no personal interest or bias with respect to the subject matter of this report or the parties involved.
3. To the best knowledge and belief of the inspector the statements of fact contained in this report (upon which the opinions expressed herein are based) are true and correct.
4. No one other than the inspector named on the cover of this report prepared the opinions set forth in this report.

MARGINAL Summary

GROUNDS

- 1. Driveway:** Concrete
A chip in the driveway was observed near the double door. Suggest repair as necessary.
Typical settlement cracks.

EXTERIOR BUILDING

- 2. Surface Type:** Stucco
Common shrinkage and settlement cracks were viewed and several have been flagged with blue tape. Suggest repairs as necessary.
Gaps observed at exterior light fixtures. Suggest caulking as necessary.
- 3. Porch/Patio Ceiling(s):** Drywall
Gaps observed at the rear patio ceiling perimeter. Suggest caulking as necessary.

GARAGE / CARPORT

- 4. Ceiling:** Drywall
Common settlement cracking was observed at the ceiling, which voids fire rating. Suggest repair as needed to re establish proper fire rating.
- 5. Garage Door(s):** Metal Roll Up
Evidence of water entering under the double door is present. Suggest further evaluation of the door seal and repair as necessary.
- 6. Service Door:** Metal
Evidence of water entering under the door was observed. Suggest repair as necessary.

ELECTRICAL

- 7. Switches**
Damaged switch cover at the attic. Replace as necessary.

PLUMBING

- 8. Garage Water Heater Flue Pipe:**
Fire stop/fire ring not properly secured at ceiling penetration noted.
Recommend correcting to ensure proper fire rating of garage space.

AIR CONDITIONING SYSTEM

- 9. Condensation Removal:**
There is insulation in the A/C condensation drain pan at the first air handler. Suggest removal to prevent the drain from becoming obstructed.

GENERAL INTERIOR & BEDROOMS

- 10. Ceilings:** Drywall
Common settlement cracks present at the master bedroom ceiling. Suggest repair as needed.
- 11. Walls:** Drywall
Common settlement cracks present at the master bathroom water closet wall and the Jack & Jill bathroom water closet wall. Suggest repairs as needed .
- 12. Flooring:** Carpet, Tile
A cracked floor tile was observed in front of the pantry door. Suggest replacement.
- 13. Closets:**
Right pantry door binds and is difficult to open. Suggest adjustment as necessary.

BATHROOM(S)

- 14. Sink(s) and Faucet(s):**
Hot water control handle is loose at the master bathroom left sink. Secure as necessary.
- 15. Toilet(s)/Bidet(s):**
A lazy flush (toilets only flush if you hold the handle) was observed at the Jack & Jill bathroom and the left rear bathroom. Suggest repairs as necessary.

MARGINAL Summary (Continued)

KITCHEN & APPLIANCES

16. Disposal:

Excessive noisy operation. Suggest repair as necessary.

NOT INSPECTED Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

HEATING SYSTEM

- 1. Heat Exchanger:** Venturi Burners
Heat exchanger is not visible; unit is not disassembled during inspection.

ATTIC

- 2. Unable to Inspect:** 20%
Roof structure, ductwork and insulation restrict/obstruct access of the attic space for full inspection and evaluation.

KITCHEN & APPLIANCES

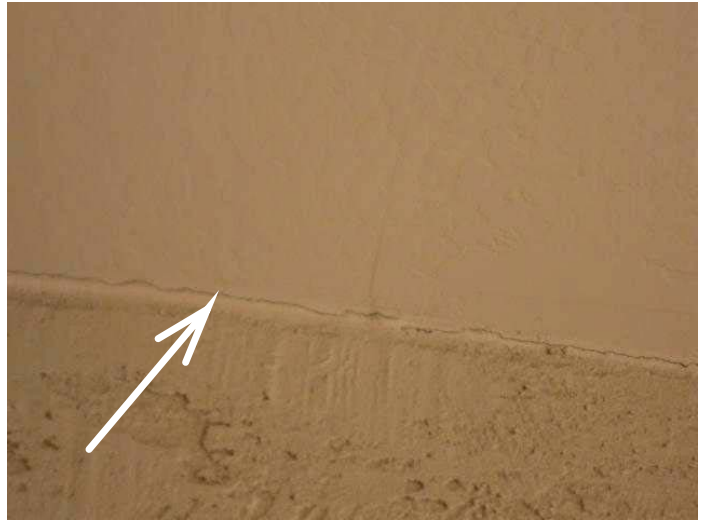
- 3. Refrigerator:**
Beyond the scope of the inspection. Check with the seller for more information.

LAUNDRY ROOM / AREA

- 4. Washer & Dryer:**
Not evaluated; beyond the scope of the inspection, Check with seller for information.



Caulk around exterior light fixtures



Caulk gaps at patio cover ceiling perimeter



Evidence of water entering garage under door



Cracking at garage ceiling



Roof view



Roof view



Broken light switch cover at the attic



Water heater flue pipe fire ring not properly secured at the garage ceiling



Insulation in A/C condensation drain pan at the attic



Attic view