

PROPERTY INFORMATION

Street Address: 123456 Main Street
City: Waddell **State:** AZ **Zip Code:** 85355



CLIENT INFORMATION

Client Name(s): John and Mary Homebuyer
VHI Report # 98456
Inspected By: Dennis D. Inspector - Certification #00000

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: 6/3/10

Start Time: 1:00 PM

Who was present at the inspection? Nobody

Occupancy: Vacant Occupied

Building Type: Single Family

Stated Year Built: 2006

Stated Square Footage: 2379

Direction Entrance Faces: North

Gas On? Yes No Not Applicable

Water On? Yes No

Electricity On? Yes No

Estimated Outside Temperature at Start: 95 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
Typical settlement cracks.
 2. **Walks/Stoops:** Concrete
Typical settlement cracks.
 3. **Patio:** Concrete
Typical settlement cracks.
 4. **Vegetation:** Shrubs
 5. **Grading/Drainage:** Sloped
 6. **Fences:** Block Fence, Metal & Wood Gate
Gate is out of adjustment and difficult to latch and unlatch. Suggest adjustment for proper operation.

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.
 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:** Wood
 9. **Piers and/or Posts:** Stucco over Framed Posts

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. **Unable to Inspect:** 0% **Reason:** N/A
3. **Method of Inspection:** Walked On The Roof Surface
4. **Type of Roof:** Gable **Approximate Age:** 4 Years

- 1 2 3 NPNI
5. **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.
 6. **Flashing:** Metal & Mortar
 7. **Valleys:** Preformed Metal
 8. **Plumbing Vents:** Metal Flashed ABS

Patio ROOF SURFACE (Additional)

9. **Unable to Inspect:** 0% **Reason:** N/A
10. **Method of Inspection:** Viewed From an Upper Story Window
11. **Type of Roof:** Flat **Approximate Age:** 4 Years

- 1 2 3 NPNI
12. **Material:** Built Up Roof with a Mineral Paper Cap Sheet
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.
 13. **Flashing:** Metal

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:** 2

- 1 2 3 NPNI
2. **Ceiling:** Drywall
 3. **Walls:** Drywall
 4. **Floor/Foundation:** Concrete
Common settlement cracks
 5. **Garage Door(s):** Metal Roll Up
 6. **Door Operation:** Operated Manually
 7. **Garage Door Opener:** Chain Drive
Opener unplugged. Not tested. Suggest having the opener demonstrated in full operating condition prior to the close of escrow.
 8. **Door to Residence:** Self Closing

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:** Front Left Exterior
- 1 2 3 NPNI**
2. **Manufacturer:** Cutler-Hammer
Double tapped neutral lugs observed in the main panel. Suggest separating the wires to individual lugs by a licensed electrician.
3. **Main Breaker Size:** 200 Amps
4. **Breakers:** CU/AL
The breaker labeled "Upstairs Lighting" is tripped and does not reset. Suggest further evaluation by a licensed electrician and repair as necessary.
5. **Ground:** Present - Termination Unknown

GENERAL

- 6. Service Size:** Amps: 200 Amps Volts: 120/240 VAC
- 1 2 3 NPNI**
7. **Service Entrance:** Underground
Service entrance conduit is damaged and wires are exposed. Suggest repair as necessary.
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**
Outlets have no power at:
1) The upstairs front left bedroom
2) The loft
Suggest further evaluation and repair as necessary by a licensed electrician.
Damaged outlet cover at the loft. Replace as necessary.
13. **240 VAC Outlets**
14. **GFCI:** 120 VAC
15. **Lighting** 120 VAC
Lighting is inoperative at:
1) The stairway
2) The loft
3) The kitchen
Suggest further evaluation by a licensed electrician and repair as necessary.
16. **Switches**
Damaged switch cover at the attic. Replace as necessary.
17. **Doorbell** Hard Wired
18. **Smoke Detectors:** Present
Chirping noted at smoke detector(s). This indicates the need to replace the batteries. Replace batteries as necessary.
Visual inspection only. We do not test smoke detectors or carbon monoxide detectors. WE SUGGEST TESTING UNIT(S) UPON MOVE-IN, and testing monthly.
19. **Load Controller Present?** Yes No

ELECTRICAL (Continued)

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 NPNI

- 2. **Location of Main Water Shutoff:** Front Left Exterior
- 3. **Water Lines:** Copper & Aquapex Type Where viewed.
- 4. **Drainage & Water Pressure:** Functional Flow Acceptable, Water Pressure @ 60 PSI
- 5. **Hose Bibs:**
 Anti siphon valve missing at the front left hose bib. Suggest adding for safety.
 Hose bib piping unsecured at the left rear. Suggest securing the piping to the wall.
- 6. **Vent Pipes:** ABS
- 7. **Service Caps:** At The Front Exterior
- 8. **Drain Pipes:** ABS
- 9. **Gas Meter, Valve & Line:** Located At The Front Left Exterior
- 10. **Irrigation/Sprinkler System:** Automatic, Drip Irrigation System

WATER HEATER

1 2 3 NPNI

- 11. **Water Heater Operation:**
 Gas off- Not operationally tested. Evaluate when gas service is restored.
 The average estimated service life of a natural gas water heater is 10 - 15 years.
 - 12. **Manufacturer:** American
 - 13. **Type:** Natural Gas **Capacity:** 50 Gallon
 - 14. **Approximate Age:** 4 Years **Area Served:** House
 - 15. **Combustion and Relief Air:**
 - 16. **Plumbing Connections:**
- 1 2 3 NPNI
- 17. **Flue Pipe:**
 - 18. **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:** Right Exterior
- 2. **Manufacturer (Exterior Unit):** York
- 3. **Model Number:** H2RD030S06B **Serial Number:** WOE6379397
- 4. **Type:** Central A/C **Capacity:** 2.5 Ton
- 5. **Approximate Age:** 4 Years **Area Served:** Upstairs
- 6. **Fuel Type** Electric **Temperature Differential:** 24 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 Filters
Dirty filters present. Recommend changing filters every 30-60 days.
- 12. **Visible Coil:**
- 13. **Refrigerant Lines:**
- 14. **Electrical Disconnect:** Blade Type
- 15. **Condensation Removal:** PVC

Right Exterior A/C System (Additional Unit)

- 16. **Manufacturer (Exterior Unit):** York
- 17. **Model #:** H2RD030S06B **Serial #:** WOE6379460
- 18. **Type:** Central A/C **Capacity:** 2.5 Ton
- 19. **Approximate Age:** 4 Years **Area Served:** Downstairs
- 20. **Fuel Type** Electric **Temperature Differential:** 22 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:** 32,000 BTUH
- 4. **Approximate Age:** 4 Years **Area Served:** Upstairs
- 5. **Fuel Type:** Natural Gas

- 1 2 3 NPNI
- 6. **Heating System Operation:**
 Gas off - Not operationally tested. Evaluate when gas service is restored.
 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.

- 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:** 32,000 BTUH
- 13. **Approximate Age:** 4 Years **Area Served:** Downstairs
- 14. **Fuel Type:** Natural Gas

- 1 2 3 NPNI
- 15. **Heating System Operation:**
 Gas off - Not operationally tested. Evaluate when gas service is restored.
 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:** Garage, Upstairs Bathroom
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, Gable 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. **Exterior Doors:** Front Entry Door, Metal
2. **Patio Doors:** Metal Sliding With Dual Pane Glass, Sliding Screen Door
The screen door has pet damage. Suggest repair or replacement as necessary.
3. **Ceilings:** Drywall
4. **Walls:** Drywall
Repairs observed at the interior of the house. Cannot determine the cause of the repair(s). Check with the seller for more information about the cause of the repair and about any corrective actions taken.
5. **Flooring:** Carpet, Tile
6. **Doors and Cabinets:**
7. **Closets:**
8. **Windows:** Dual Pane, Sliding, Single Hung
Cracked/broken pane at the kitchen window. Suggest replacement as necessary.
9. **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 | NP | NI | |
|-----|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cabinet(s): |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter Top(s): |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink(s) and Faucet(s): |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilet(s)/Bidet(s): |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub/Shower Combo(s): |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub(s): |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shower Stall(s): |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric Ventilation Fan(s), Window(s) |
| 10. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 | NP | NI | |
|----|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Kitchen Sink and Faucet: Stainless Steel |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Kitchen Cabinets and Drawers: |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Kitchen Counter Tops: Laminate Formica Type Surface |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cooking Appliances: Gas Range/Oven
Gas off- Not operationally tested. Evaluate when gas service is restored.
Range/Oven lacks an anti tip device. Suggest installation for safety. |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Microwave Oven: Built In
Heated water, acceptable operation. |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilator: At Microwave |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Disposal:
Operated, acceptable operation. |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher:
No sanitary loop observed (helps prevent back flow of water from the disposal into the dishwasher).
Suggest installing a sanitary loop. |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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 | NP | NI | |
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Drain: Wall Mounted Drain |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Air Exchange Ventilation |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric Ventilation Fan |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Vent: Through the Wall |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Hookup 240 VAC |

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.

DEFECTIVE Summary

ELECTRICAL

1. **Breakers:** CU/AL
The breaker labeled "Upstairs Lighting" is tripped and does not reset. Suggest further evaluation by a licensed electrician and repair as necessary.
2. **120 VAC Outlets**
Outlets have no power at:
 - 1) The upstairs front left bedroom
 - 2) The loftSuggest further evaluation and repair as necessary by a licensed electrician.
Damaged outlet cover at the loft. Replace as necessary.
3. **Lighting** 120 VAC
Lighting is inoperative at:
 - 1) The stairway
 - 2) The loft
 - 3) The kitchenSuggest further evaluation by a licensed electrician and repair as necessary.

GENERAL INTERIOR & BEDROOMS

4. **Windows:** Dual Pane, Sliding, Single Hung
Cracked/broken pane at the kitchen window. Suggest replacement as necessary.

MARGINAL Summary

GROUNDS

- 1. Fences:** Block Fence, Metal & Wood Gate
Gate is out of adjustment and difficult to latch and unlatch. Suggest adjustment for proper operation.

EXTERIOR BUILDING

- 2. Porch/Patio Ceiling(s):** Drywall
Gaps observed at the rear patio ceiling perimeter. Suggest caulking as necessary.

ELECTRICAL

- 3. Manufacturer:** Cutler-Hammer
Double tapped neutral lugs observed in the main panel. Suggest separating the wires to individual lugs by a licensed electrician.
- 4. Service Entrance:** Underground
Service entrance conduit is damaged and wires are exposed. Suggest repair as necessary.
- 5. Switches**
Damaged switch cover at the attic. Replace as necessary.
- 6. Smoke Detectors:** Present
Chirping noted at smoke detector(s). This indicates the need to replace the batteries. Replace batteries as necessary.
Visual inspection only. We do not test smoke detectors or carbon monoxide detectors. WE SUGGEST TESTING UNIT(S) UPON MOVE-IN, and testing monthly.

PLUMBING

- 7. Hose Bibs:**
Anti siphon valve missing at the front left hose bib. Suggest adding for safety.
Hose bib piping unsecured at the left rear. Suggest securing the piping to the wall.

AIR CONDITIONING SYSTEM

- 8. Blower Fan/Filter:** Disposable Filters
Dirty filters present. Recommend changing filters every 30-60 days.

GENERAL INTERIOR & BEDROOMS

- 9. Patio Doors:** Metal Sliding With Dual Pane Glass, Sliding Screen Door
The screen door has pet damage. Suggest repair or replacement as necessary.

KITCHEN & APPLIANCES

- 10. Cooking Appliances:** Gas Range/Oven
Gas off- Not operationally tested. Evaluate when gas service is restored.
Range/Oven lacks an anti tip device. Suggest installation for safety.
- 11. Dishwasher:**
No sanitary loop observed (helps prevent back flow of water from the disposal into the dishwasher). Suggest installing a sanitary loop.

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.

GARAGE / CARPORT

- 1. Garage Door Opener:** Chain Drive
Opener unplugged. Not tested. Suggest having the opener demonstrated in full operating condition prior to the close of escrow.

PLUMBING

- 2. Garage Water Heater Water Heater Operation:**
Gas off- Not operationally tested. Evaluate when gas service is restored.
The average estimated service life of a natural gas water heater is 10 - 15 years.

HEATING SYSTEM

- 3. Heating System Operation:**
Gas off - Not operationally tested. Evaluate when gas service is restored.
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.
- 4. Heat Exchanger:** Venturi Burners
Heat exchanger is not visible; unit is not disassembled during inspection.
- 5. Attic HEATING SYSTEM (Additional Unit) Heating System Operation:**
Gas off - Not operationally tested. Evaluate when gas service is restored.
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.

ATTIC

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



Seal gaps at patio ceiling



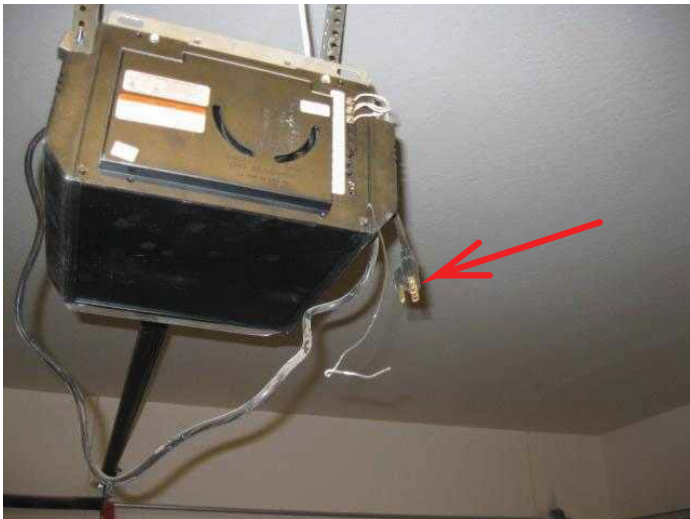
Roof view



Roof view



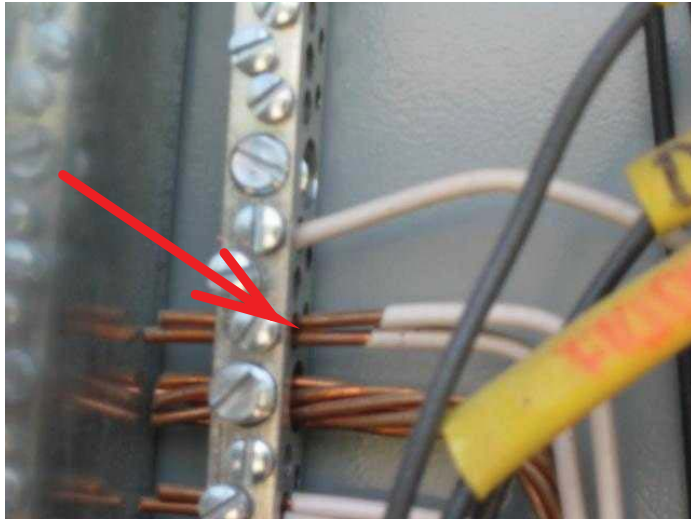
Patio roof view



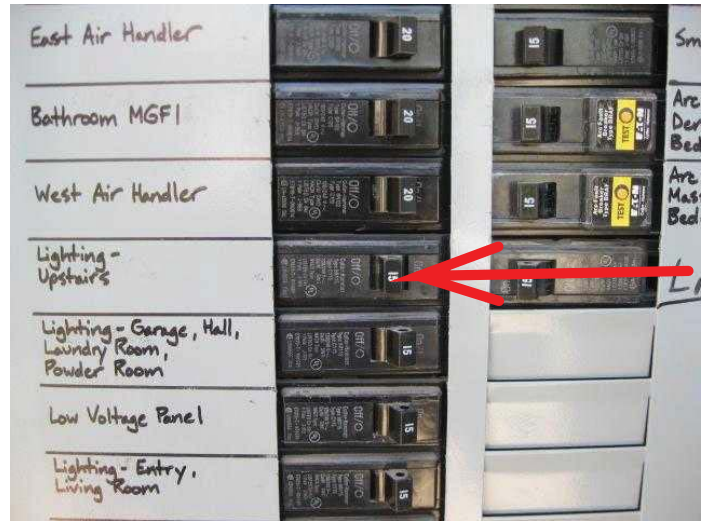
Garage door opener unplugged



Damaged electrical service entrance conduit



Double lugged neutrals in main panel



Breaker tripped



Damaged outlet cover at the loft



Damaged switch cover at the attic



Hose bib piping not secured to the wall



Gas off - Meter locked



Gas furnace



Garage attic view



Upstairs attic view



No sanitary loop at dishwasher drain