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**Daren Wright, AZ Certification #50446**  
Address: [REDACTED]

## **Confidential Inspection Report**

[REDACTED]

### **Maricopa AZ 85138**



**Prepared for: Joe Sample**  
**Inspector: Daren Wright, Certification # 50446**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



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Dear Joe Sample,

Enclosed is the inspection report for the property inspection conducted for you on 01/29/2011 at [REDACTED] Maricopa, AZ 85138.

The inspection report is designed to be clear and easy to understand. It contains a brief summary that lists both critical Action Items and long term Maintenance Items, followed by a comprehensive description of the home. Please take the time to review it carefully. If you have any questions concerning the inspection or the inspection report you can reach me personally at 480-558-6182. I would be happy to answer any questions you may have.

Thank you for the opportunity to be of service.

Sincerely yours,

Daren Wright

AZ Certification #50446  
Wright Inspections LLC

Customer: Joe Sample

Property Address: [REDACTED] Maricopa, AZ 85138

At your request, a visual inspection of the above referenced property was conducted on 01/29/2011. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. In this report, there may be specific references to areas and items that were inaccessible. We cannot make representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

## REPORT SUMMARY

Overall, the home was considered habitable with workmanship consistent with the time the building was built. However, in accordance with your real estate purchase agreement, we suggest that the items listed as "Action Items" and possibly others, should be addressed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. Items that are no longer functioning, health/safety issues, or items that were inaccessible are listed below as

**ACTION ITEMS.** Action items should be given highest priority and are denoted through the main text of the report with the symbol **\*\*\***.

### BUILDING EXTERIOR

#### Electrical

#### Light Fixtures

**\*\*\*** One or more of the exterior light fixture were not operating or damaged. Repair or replacement is recommended. The patio coachlight does not function, and ceiling fan is damaged and improperly mounted.



### ELECTRICAL SYSTEM

#### Lights: Overall

\*\*\* Several of the light fixtures were missing from the area and their wiring was left exposed. We recommend properly installed fixtures be installed.



## WATER HEATER

### Water Connections

#### Condition

\*\*\* The cold water feed shut off valve was corroded and shows signs of past "pin holing". We recommend that this valve be replaced as part of a comprehensive preventative maintenance program.



## PARKING STRUCTURE

### Garage Door Openers

\*\*\* The garage door opener failed to open the door completely when operated by normal controls. We recommend further evaluation and repair or replacement of the unit. Temp batteries were installed in the wall mounted remote to test the opener. New batteries should be installed.



## HEATING SYSTEM

### Notes On The Air Filter(s)

#### Condition

\*\*\* The presence of an air filter could not be verified.

SUGGESTION: The existence of a properly sized and functioning air filter should be verified or a filter should be installed to ensure dependable air filtration and continued optimum operation of the system.

## KITCHEN

### Information On The Dishwasher Drain Separation

\*\*\* The dishwasher drain line was missing a visible air gap device (on top of the sink) or a high loop in the drain line (under the sink). The dishwasher will function without this device, but this installation does not meet current health and safety standards.

RECOMMENDATION: We recommend installation of an air gap device or high loop in the dishwasher drain line to conform with current standards for health safety, by a qualified and competent tradesman.

2. Maintenance items are denoted through the main text of the report with the symbol \*\*\*. These are conditions that need repair or maintenance, but have not affected function. These are listed below as [MAINTENANCE ITEMS](#).

## BUILDING EXTERIOR

### Patio Covering

#### Condition

\*\*\* The patio ceiling has spots of peeled paint and minor staining, but no evidence of a leaking roof could be found. We suggest that this item be monitored in the future. If conditions present today change in the future, further evaluation with remedy as necessary by a qualified and competent contractor may become necessary.



## INTERIOR

### Overall Commentary On The Interior Doors

#### Latching Problem

\*\*\* The door in the, Master bedroom did not latch properly. We recommend repair to restore proper operation of this door.

Each of these **ACTION** items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items - **MAINTENANCE** - are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely yours,

Daren Wright  
Arizona Application # 50446  
Wright Inspections LLC  
PO Box 605, Maricopa, AZ 85139  
480-558-6182

# INTRODUCTORY NOTES

[REDACTED] Maricopa, AZ 85138 01/04/2011.

## Additional Items Inspected

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The following report is performed to the minimum State of Arizona Standards of Professional Practice. A copy of these standards of practice has been provided to the customer and receipt of same has been acknowledge by our customer in our inspection contract.

## Conditions at the Start of the Inspection

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### Time

The inspection began at approximately 1:00 PM.

### Sky

The sky was basically clear at the beginning of our inspection.

### The Ground Near The Building

The ground near the foundations of the home is Damp, from the previous days rain.

### Temperature

The outside air temperature, at the start of our inspection, was in range of 50-60 degrees F.

## The Approximate Age of the Building

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Our best observation indicates this building in years is approximately three to five years old.

## The Orientation of the Building

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For the purpose of identification and reporting, when viewed from the main roadway, the front of this building faced South.

## Persons Who Attended

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None of the parties to the transaction were present at the time of our inspection.

## Main Water Shut-Off Location

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The domestic water supply main shut-off valve was outside on the Right Side of the Building.

## Main Electrical Power Shut-off Location

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### Electrical Panel/Meter Location

The Main Electrical Service Disconnect was located, on the exterior wall, on the Right side of the building in a weather tight box.



## **Main Gas Shut-Off Location**

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No natural gas meter or other type of gas piping was found on this property.

## **Main Sewer Cleanout Location**

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The Main Sewer, or Septic, clean-out was located on the Front Side of the property.

## **Comments About The General Construction Of The Building**

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The inspector judged this building to be well built utilizing quality materials and workmanship. As with any structure, there were certain elements that were in need of attention, repair or maintenance. This inspection addresses visible "major defects", as required in the AZ Standards of Professional Practice, which is the primary function of a home inspection. Additional reportable conditions may, and in all likelihood will, be discovered in the course of repairs or upgrading.

# SITE AND GROUNDS

## Descriptive Information About the Building Site and and Grounds

### Topography

The general topography (surface of the ground) of the property is best described as sloping away from the building in all directions.

### Driveways

The driveway surfaces were Concrete, placed on grade or graded backfill. The driveway was generally in an acceptable condition.

## Patio Surface

### Walkways

The front entry walkway was surfaced with Concrete, on grade or graded backfill. The front entry walkway was generally in acceptable condition.

### Patio

The patio was surfaced with Concrete, on grade or graded backfill. The patio surfaces were generally in acceptable condition.

### Retaining Walls

We did not find any structural retaining walls present on this property (no basement or crawl space)..

## Grading Of The Area

### Grading

The surface grading drained moisture away from the foundations of the building and was generally in acceptable condition.

### Foundation Height Above Grade

The top of the foundation stemwall terminates an appropriate height above the exterior grade.

## Gates

### Condition.

The yard gate was operating. Routine maintenance will keep it functional and maximize its' useful life.

## Fencing

### OK / Maintenance

The masonry yard fencing was in acceptable condition.

## Conclusion

The exterior site and ground conditions observed at the time of our inspection were considered to be generally in acceptable condition. It is worthy to note that all buildings need periodic maintenance and regular monitoring (usually seasonally) of the exterior of the property is suggested with maintenance repairs as necessary in the future.

# BUILDING EXTERIOR

## Descriptive Information About the Exterior

### The Primary Exterior Wall

#### Covering Material

The primary exterior wall cladding material was a fiberglass stucco.

#### Windows

The exterior windows were primarily a painted, aluminum framed material.

### The Primary Foundation

#### Type

The type of primary foundation for this building was an engineered "Post Tensioned" concrete slab. This foundation system consists of steel cables run in conduit throughout the concrete slab and tensioned to provide a foundation much stronger than a conventional concrete spread footing type foundation..

## The Building's Visible Foundation Condition

### The Condition of the Primary Foundation

Hairline and/or small cracks, within normal tolerances, were visible in the foundation stemwalls. This type of cracking is often a result of shrinkage of materials and/or minor movement of the ground and usually does not affect or compromise the strength of the foundation. The foundations are performing as intended and no immediate attention is indicated.

## Visible Columns or Bearing Walls

The exterior bearing walls are a wooden framed structure. No visible deficiencies were noted at the time of our inspection.

## Floor Structure

The floor system in this building was a concrete slab placed on graded backfill: a concrete slab built building. The visible portions of the concrete slab were performing as intended and no immediate attention is indicated.

## Exterior Wall Cladding Materials

### Exterior Wall Flashings and Trim

The exterior visible wall openings flashings and trim were in satisfactory condition at the time of our inspection.

## Stucco

### Definition

Fiberglass stucco is composed of sand, water, fiberglass fibers as a vehicle for strength, and Portland cement. This type of material is installed in one or two coats of (approximately) less than 1/2 inch, over a styrofoam insulating material and a stucco wire mesh.

**Condition**

The stucco has generally been installed in an acceptable manner, and is in an acceptable condition.

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**Exterior Doors**

The exterior doors are generally in acceptable condition.

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**Exterior Windows Frames and Sills**

The windows, their frames and sills, were in generally acceptable condition.

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**Exterior Wall Opening Trim**

The exterior trim was in satisfactory condition at the time of our inspection.

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**Fascias**

The fascia, soffits, and eaves on this home are stucco. The condition of the underlying materials could not be evaluated.

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**Patio Covering****Type**

The rear patio is an extension of the same type of construction as was used for the home.

**Condition**

\*\*\* The patio ceiling has spots of peeled paint and minor staining, but no evidence of a leaking roof could be found. We suggest that this item be monitored in the future. If conditions present today change in the future, further evaluation with remedy as necessary by a qualified and competent contractor may become necessary.



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**Exterior Vents****Clothes Dryer Vent**

The clothes dryer vent terminates through the roof in an acceptable manner.

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**Exterior Plumbing****Hose Bibbs**

The exterior plumbing hose bibbs were properly installed and in acceptable condition.

**Condition**

All the exterior hose faucets were functioning as intended at the time of our inspection.

## Electrical

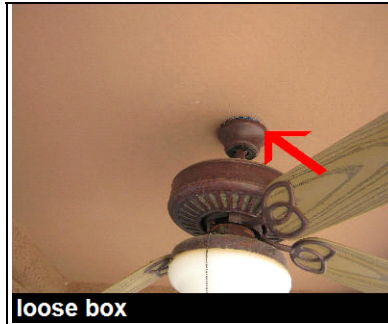
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### Receptacles

The exterior receptacles all functioned properly as intended at the time of our inspection.

### Light Fixtures

\*\*\* One or more of the exterior light fixture were not operating or damaged. Repair or replacement is recommended. The patio coachlight does not function, and ceiling fan is damaged and improperly mounted.



## Pest Control Topics

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### Condition Wood Destroying Organisms (WDO)

No active Wood Destroying Organisms were observed in or around this building at the time of our inspection. We suggest periodic inspection and review by a qualified and competent licensed pest control company.

### Mold or Fungi

No mold or fungi was visible at the time of our inspection. We suggest periodic future examination of the property for molds as part of a comprehensive preventative maintenance program.

## General Exterior Comments

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Exterior features were generally in acceptable condition. Any exceptions have been commented on in the preceding section and elsewhere in this report. Regular maintenance will extend the service life of the "weather shell".

## The Exterior Wall Primary construction is:

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### Exterior Wall Cladding Materials

Wood frame with an exterior stucco system application.

# ELECTRICAL SYSTEM

## Descriptive Information About The Electrical System

### Location

The Electrical Main Service disconnect was located on the building's Right Side exterior wall.

### Electrical Service Entrance

The main electrical service entrance, that which supplies the power to the building's main electrical service panel, was an underground (buried) lateral type service. No visible problems in the electrical service entrance were noted at the time of our inspection.

### Amperage

The available ampacity provided to the building through the main electrical service was 200 amps.

### Electrical Voltage

The electrical service voltage available to this building was both 120 and 240 volts.

### Electrical Service Main Overload Protection

The main electrical service over current protection, was provided by a circuit breaker generally in good overall condition.

### Branch Circuit Over Current Protection

The branch circuit overload protection was provided primarily by circuit breakers, viewed in good overall condition and compatible with the panel.

### Grounding

Although we were unable to view the grounding electrode, we were able to see the attachment of the ground feed wire to the ground buss in the main electrical service panel. No adverse conditions were visible at the time of our inspection.

## Electric Meter

### Condition

The electrical meter for this building was functioning as intended and not damaged at the time of our inspection.

## Main Electrical Service Feed Wire Type

### Type

The service entrance conductors, which run from the meter to the main service disconnect or the main service panel, were solid metal buss conductors.

## The Main Electrical Service Disconnect

The Main Electrical Service Disconnect was a single throw, Main Breaker, at the top of the main distribution panel.

## Notes On The Main Electrical Service Panel

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### General

The Main Service panel was in acceptable condition with circuitry installed and protected in an acceptable manner.

### Exterior Electrical Service

#### Enclosure

The main electrical service panel enclosure was in good general condition at the time of our inspection.

#### Circuit Breakers

The circuits in the main electrical distribution panel were properly labeled and generally in good overall condition.

#### Panel Wiring

The visible wiring in the main electrical service panel was proper sized for the overcurrent protection devices and in acceptable condition at the time of our inspection.

#### Ground Fault Protection

Arc Fault protection has been provided for the bedroom circuits as required by current industry standards. The circuits were checked and the arc fault protection was functioning as intended at the time of our inspection.

## Service Grounding

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Visual conformation of the type of grounding electrode for the electrical system was not available.

## Electrical Conductor Material

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The conductor material in the 120 volt circuits were copper. The 240 volt circuits were installed utilizing copper or aluminum conductors. The use of stranded aluminum conductors in sizes of #8 (ampacity of 30) and larger is still standard acceptable trade practices in residential electrical systems.

## Receptacles: Overall

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A random selection of accessible receptacles were tested and found to be in acceptable condition at the time of the inspection.

## Switches: Overall

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A representative number of switches were operated and were determined to be in acceptable condition.

## Lights: Overall

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\*\*\* Several of the light fixtures were missing from the area and their wiring was left exposed. We recommend properly installed fixtures be installed.



## Ground Fault Circuit Protection

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### Definition

GFCI (ground fault circuit interrupter) protection is a modern safety device designed to help prevent electric shock. GFCI Breakers and receptacle GFCI Breakers function to de-energize a receptacle when a surge of power exists which could cause a shock. GFCI protection is inexpensive and can provide a substantial increased margin of electrical safety.

Present industry construction standards require GFCI protection on all receptacles within 6 feet of water such as near sink and wash basins, in bathrooms, all kitchen countertop receptacles, basements, garages, laundry rooms, on the exterior, spa motors, pool lights, yard lights within 20' of a swimming pool, crawl spaces and sump pump motors.

### Condition

GFCI ( Ground Fault Circuit Interrupter) protection was installed for all of the receptacles where this type of protection was required at the time of the buildings construction. We recommend testing these devices on a monthly basis.

## Wiring System Type

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The type of wiring system used in this building was primarily a Non Metallic Sheathed Cable type wiring.

## Wiring Conditions of Note

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The visible wiring in the attic was in acceptable condition.

## General Comments About The Electrical System

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The electrical system was in acceptable condition, with only a few instances of needed repair or correction observed.



# WATER HEATER

## Useful Information About The Water Heater(s):

**Location**

A heater for domestic hot water was located in the, Garage.

**Age**

The age of the water heater was estimated to be approximately, two to four years old. This unit is early in its expected service life.

**Water Heater Type:**

The water heater was a single, free standing, tank type water heater.

**Water Heater Capacity**

The water heater capacity is, 50 gallons.

**Water Heater Fuel Type**

The water heater is powered by, Electricity.

## Water Connections

**Condition**

\*\*\* The cold water feed shut off valve was corroded and shows signs of past "pin holing". We recommend that this valve be replaced as part of a comprehensive preventative maintenance program.



## Temperature And Pressure Relief Valve

**T-P Relief Valve**

The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. No adverse conditions were observed.

**T-P Discharge Pipe**

The temperature and pressure relief valve installation included a discharge pipe routed to an approved location.

## Electrical Connections

The electrical connection was in acceptable condition.

## **Installation Considerations**

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### **Condition**

The water heater had been elevated above the garage floor in accordance with industry standards.

## **General Comments About The Water Heater**

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The water heater was operating satisfactorily at the time of the inspection. We suggest regular routine maintenance to ensure the unit is working safely and dependably.

The water heaters service life was in it's early years.

# PARKING STRUCTURE

## Garage Door Openers

\*\*\*The garage door opener failed to open the door completely when operated by normal controls. We recommend further evaluation and repair or replacement of the unit. Temp batteries were installed in the wall mounted remote to test the opener. New batteries should be installed.



## Garage Doors

The garage door was raised and lowered during our inspection process and was operating as intended and designed. No immediate attention was indicated.

## Doors

The entry door from the garage to the house was one hour fire rated assembly, weather stripped properly, and was equipped with a properly operating automatic door closer. This door is generally in good overall condition.

## Overall Commentary On The Surfaces

There were cracks in the concrete flooring. There were typical and were cosmetic. No action, other than future monitoring, is indicated at this time.

### Ceiling

The ceilings in the garages are in satisfactory condition at the time of our inspection.

## Fire Separation Wall

The required one hour fire rated assembly between the garage and the house was satisfactory based on our limited visual observations. No action is indicated.

## Lights

The lights in this area were functioning as intended at the time of our inspection.

## Receptacles

### Electrical Receptacles

The receptacles in this area were functioning as designed and intended and no action is indicated at this time.

### GFCI

The GFCI installed on the garage receptacles was functioning properly at the time of our inspection. No action, other than monthly testing, was indicated.

## **General Comments**

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This area was in need of repair as noted above or in other sections of this report.

# PLUMBING SYSTEM

## Information About The Plumbing System

### Main Supply

Water for domestic consumption was provided by a municipal or community system (as represented by the owner and unverified).

### Waste Supply

The waste discharge is most likely to a municipal or community service system. However, verification is not within the scope of this inspection. Further investigation and verification of waste piping connection is always suggested prior to close of escrow.

### Main Water Supply Piping

#### Material

The visible main water supply line/pipe material, which transports the water into the building was primarily Copper.

### Interior Water Supply

#### Piping Material

The visible water supply piping material on the interior the building, used to deliver water to the plumbing fixtures, was primarily Polyethylene plastic.

### Primary Waste Supply

#### Piping Material

The visible drain, waste, and vent (DWV) piping material within the building was primarily ABS Plastic.

### Primary sink trap pipe

#### material

The primary material used for sink waste traps was ABS Plastic.

### Water Supply Pressure

The water pressure, as measured from the exterior of the building, was within the Mid-Normal range (45-65 psi).

## Main Water Supply Meter

The water meter was observed for several minutes, and found not running. This indicates that the potable water supply system for this building was sound and not leaking at the time of our observation. We suggest checking the water meter periodically to make sure there is no errant leakage in the system as part of a comprehensive home preventative maintenance program.

## Main Water Supply Service Piping

The visible portions of the main service water supply piping was not leaking and was in acceptable condition at the time of our inspection.

## Exterior Hose Faucets

The exterior hose faucets (bibs) installed on the building were operated and found in satisfactory condition at the time of our inspection.

## **Interior Water Supply**

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The exposed and accessible supply piping was generally in acceptable condition with no signs of leakage or failure noted at the time of our inspection.

## **Functional Flow of Water**

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Functional flow of water between remote fixtures was judged to be satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal. The systems water functional flow was within a normal range at the time of our inspection.

## **Cross Connections**

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No cross connections were found in the water supply for this building.

## **Main Water Shut Off Condition**

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The main water shut off valve was operated using normal hand pressure and found not frozen in place . We do not close this valve completely to test proper operation due to a malfunction possibility. Operation of the valve from time to time should keep it functional and maximize its useful life.

## **Plumbing Fixtures, Overall**

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\*\*\* The plumbing fixtures were operating, but some were in need of repair. Attention to the items listed or found in other sections of this report, with routine maintenance, should keep them functional and maximize their service life. Repairs as part of a comprehensive home maintenance program should be considered.

## **Drain And Waste Lines - Functional Drainage**

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The visible drain and waste piping were in acceptable condition at the time of our inspection.

### **Main Sewer Cleanout Location**

A main sewer cleanout was located on the exterior in the front of the building.

## **Sewer Vent Lines**

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The visible portion of the waste vent piping for the building was in an acceptable condition.

## **General Comments About The Plumbing System**

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The visible plumbing components were in acceptable condition and operated as intended with only minor exceptions as noted in this or other sections of our report.

# HEATING SYSTEM

## Important Information About The Heating System

**Type**

The central heating system for this building was an air to air type, electric Heat Pump.

**Location**

The location of the heating unit air handler for this building was in the Attic.

**Energy Source**

The energy source for the heating system for the building was electricity.

**Age**

We estimate that the heating systems age is consistent with the age of the building and was installed when this building was first built.

## Electric Heat Pump

**Ambient and Conditioned  
Air / Evaporator Coil Delta  
"T"**

The difference in temperature between the ambient and conditioned air measured across the condenser coil in the heating mode, was within an acceptable range.

## Electrical Connections

The electrical connections were in acceptable condition.

## Blower/Motor

The blower operation was satisfactorily during the operation of the heating unit(s).

## Notes On The Air Filter(s)

**Condition**

The air filter for the heating unit was a conventional, disposable filter.

\*\*\* The presence of an air filter could not be verified.

*SUGGESTION:* The existence of a properly sized and functioning air filter should be verified or a filter should be installed to ensure dependable air filtration and continued optimum operation of the system.

## Return Air Distribution

The return air for the heating system was installed properly and in an acceptable condition.

## Visible Distribution Ductwork

The visible Distribution Ductwork was found to be in acceptable condition.

## Heating Registers

The visible supply air registers were all in good general, overall condition.

## **Thermostats (Normal Operating Controls)**

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Operation of the user controls on the thermostat caused the unit to respond.

## **General Comments About The Heating System**

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The heating system responded to normal operating controls. Components were properly installed and acceptable. Routine maintenance will keep it functional and maximize it's service life.



# AIR CONDITIONING

## Information About The Cooling System

### Type

This building is cooled by a split type, or remote type, compression refrigerant air to air type Heat Pump air conditioning system. This means the condenser coils unit, commonly called the compressor, is physically separated from the evaporator coil or air handling unit. In this case the compressor was located outside on the left side of the building, and the evaporator coil was located adjacent, or inside, the heating plant or air handling unit.

## Inspection Limitations

According to most central cooling system manufacturers, operation of an electric-gas compression air conditioning system when the outdoor temperatures have not been at least 65 degrees. F. for at least 48 hours prior, can result in possible serious damage to the compressor. Conditions at the time of the inspection were not appropriate for the operation of the A-C system. Inspection and evaluation of the performance of the system is recommended when conditions improve.

## Visible Ductwork

The ductwork is shared with the heating. See the heating portion of this report for more information.

## Cooling System HVAC Disconnect

The local disconnect was properly installed and in acceptable condition. This local disconnect is used as a shutoff in an emergency or to disconnect the power to the unit when servicing.

## Air Conditioning Freon Lines

### Freon Line Condition

The visible portions of the air conditioning freon lines were in acceptable condition at the time of our inspection.

Condensate drain lines from air conditioners should direct moisture from the evaporator coil of an air conditioner to either an interior drain or an exterior location. Condensate drain lines can become clogged occasionally due to the small amount of moisture they carry and due to the intermittent nature of the moisture emissions. We suggest that these drain lines be cleaned as part of a regular air conditioner maintenance program every 2-3 years and monitored carefully in between service.

## Air Conditioner Compressor Clearances

### Clearances to the Compressor(s)

The clearances to the condenser coils were considered to be within acceptable industry standards.

## **Air Conditioning Condensate Drain Line**

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### **Condensate Line**

The condensate drain line was in good general condition at the time of our inspection.

## **General Condition Of The Air Conditioning System**

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The air conditioning system responded to normal operating controls. The delta "T", measured across the evaporator coil in the air heating mode, was within an acceptable range. This indicates the unit was functioning as intended at the time of our inspection.

# ATTIC

## Useful Information About The Attic

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**"R" value**

The thickness of the insulation in the attic space should yield an approximate thermal value of "R" 30.

**Structure**

The roof structure covering this building was a conventional, factory built, wooden truss system.

**Sheathing**

In residential construction, the roof sheathing is the material directly supporting the roof covering (structure.) The sheathing used in this building was OSB (Oriented Strand Board) installed across the top chords of the roof trusses.

**Insulation**

The thermal insulation visible in the attic space was primarily blown-in cellulose.

## Attic Access Entry Information

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**Location:**

The attic was accessible through an access panel in the ceiling of the Garage.

**Observed**

The attic was inspected from within.

## Roof Trusses

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**Condition**

Roof trusses support the roof sheathing and roof covering, transferring loads to the bearing walls. The bottoms of trusses often support the finished ceiling. Factory built trusses are engineered components, assembled in a factory and delivered to the construction site for installation on the house by the framing crew.

The visible trusses were generally in acceptable condition and are performing as intended.

## Roof Sheathing

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The visible roof sheathing was in acceptable condition.

## Attic Insulation

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**Condition**

Insulation placed above the living spaces in this building was installed properly and functioning as intended.

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**Attic Ventilation**

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The attic or rafter space was adequately ventilated.

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**Moisture Evidence**

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No visible signs of Moisture were noted in the attic or on the interior ceilings at the time of our inspection.

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**Plumbing Vent Lines In The Attic**

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The vent piping for the waste system, which was visible in the attic, was in acceptable condition.

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**Attic Wiring**

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The visible wiring in the attic was in acceptable condition.

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**Air Distribution Ducts**

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The distribution ducts were properly installed and in acceptable condition.

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**General Comments About The Conditions In The Attic**

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No reportable conditions were observed in the visible areas of the attic at the time of the inspection.

# INTERIOR

## Information About The Building's Interior

### Number of Bedrooms

The number of bedrooms in this building and accounted for in this report is Four.

### Number of Bathrooms

The number of full and partial bathrooms in this building for this report (counted by the number of rooms/areas, not by how many fixtures may be in a room) was Two.

### Type of Windows

The Types of windows installed in the building were Horizontal Sliding. and Single Hung.

### Window Glazing

The windows of this building were primarily, Double Glazed.

### Floors

The Floor Coverings used in this building consisted of Carpeting, and, Sheet Vinyl.

### Ceilings

The finished ceilings inside of the building were. Gypsum wallboard\Drywall.

### Heating

Heating and cooling were supplied in every habitable room.

## Overall Commentary On The Surfaces

The interior walls and ceiling surfaces all gave the appearance of having been professionally installed and were in an acceptable condition. Any exceptions will be noted in their respective sections.

## Overall Commentary On The Floor Coverings

All of the exposed interior floor coverings gave the appearance of having been professionally installed and were in an acceptable condition at the time of inspection.

## Overall Commentary On The Interior Doors

### Condition Doors/Hardware

The interior doors were properly installed and in acceptable condition at the time of inspection.

### Latching Problem

\*\*\* The door in the, Master bedroom did not latch properly. We recommend repair to restore proper operation of this door.

## Overall Commentary On Windows

The windows tested were properly installed and in acceptable condition as far as a visual observation could indicate. We operated every window which was accessible, but did not likely open or close and latch every window in the home.

## Safety Glass And Glazing

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### Information

Safety/Tempered glass is harder to break and less likely to cause injury if broken, is now required in certain specific locations. These include, but are not limited to, all glass doors, and fixed and operable glass adjacent to doors, such as enclosures for showers, hot tubs, saunas, steam rooms and bathtubs. In addition, most large windows and windows near doors and floors.

### Condition

Safety/tempered glass was observed in all locations where recommended by industry standards.

## Notes On Smoke Detectors; Overall

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The smoke detectors were tested with their buttons only. This method only verifies battery and horn function, but does not test the sensor unit. Testing the sensor is not in the scope of the home inspection.

## General Comments About The Interior

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This home was generally in good, overall condition. Any exceptions are noted in their respective areas of this report.

# KITCHEN

## Descriptive Information About The Kitchen

### Cooking Fuel

The Kitchen heat source for cooking was Electricity.

### Ventilation Type

Kitchen ventilation was provided by an exhaust fan at/or under the microwave exhausting back into the room. This is an energy efficiency plus.

## Plumbing

### Sink Material

The Kitchen Sink was made of Stainless Steel.

### Sink Condition

The kitchen sink was in good general condition at the time of our inspection and functioning as intended.

### Faucets

The kitchen sink faucet was Functioning as design intended.

### Drains

The kitchen sink drain was functioning as design intended at the time of our inspection.

## Electrical

### Electrical Receptacles

All the kitchen electrical receptacles were protected by proper GFCI and were functioning as designed.

### Electrical Switches

All the light switches in the kitchen were functioning as designed at the time of our inspection.

## Information On The Dishwasher Drain Separation

\*\*\* The dishwasher drain line was missing a visible air gap device (on top of the sink) or a high loop in the drain line (under the sink). The dishwasher will function without this device, but this installation does not meet current health and safety standards. *RECOMMENDATION:* We recommend installation of an air gap device or high loop in the dishwasher drain line to conform with current standards for health safety, by a qualified and competent tradesman.

## Appliances In General

All appliances in the Kitchen were tested using normal operating controls and were generally found to be in satisfactory working condition. Any exceptions are noted below.

## Cooktop And Range

The range and cooktop was functioning as intended at the time of our inspection.

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## Oven

The oven or ovens were functioning as intended and no immediate attention is necessary.

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## Disposal

The garbage disposal was functioning as intended at the time of our inspection.

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## Dishwasher

The dishwasher was operated during the inspection and no leakage or other adverse conditions were visible.

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## Microwave

The microwave oven operated as intended using the normal operating controls.

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## Kitchen Exhaust

The kitchen exhaust was operational and functioning as intended. The filter of this unit can be placed in the dishwasher for easy cleaning.

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## Flooring

### Flooring Condition

The type of Flooring found in the Kitchen was Sheet Vinyl.

The general overall condition of the Kitchen Flooring was Satisfactory.

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## Lights

The kitchen lights were functioning as intended at the time of our inspection.

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## Kitchen Countertops

### Kitchen Counter Top Material

The Kitchen Countertops were made of Plastic Laminate.

### Kitchen Counter Top Condition

The Kitchen countertop showed normal wear and tear, typical for this heavily used component. We considered the flaws found cosmetic in nature with no action indicated at this time.

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## Kitchen Cabinetry

### Kitchen Cabinetry Condition

The Kitchen Cabinets were properly installed, secure and functioning as intended at the time of our inspection.

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## General Comments About The Kitchen

The finished surfaces, hardware, windows, doors and appliances were found in good overall general condition at the time of our inspection. However, this area is in need of some routine maintenance or repair by qualified tradesman as indicated in this section of the report.



# BATHROOMS

## Components and Drainage

### Wash Basins

The Wash Basins were made of. Cast Porcelain.

### Wash Basin Condition

All the bath sinks were filled with water to run water close to the flood rim or into the overflow. No leaks or other defects were noted in the sink basins or their drains and all were in good general overall condition.

### Toilet

The toilets were found to be secure to the floor and to have a flush that is considered normal.

### Bathtubs

The Master Bath Tub was made of Acrylic or Fiberglass. The Guest Bath Tub was made of, a one piece Acrylic or Fiberglass.

### Shower

The Tub/Shower surround walls were surfaced with, a one piece acrylic or fiberglass material.

### Condition of Shower Walls

The shower walls are properly installed and generally in good overall condition, with any exceptions noted below.

### Wash basin Drains

All the bathroom wash basin drains were handling the flow of their respective fixtures at the time of our inspection.

### Bathtub Drains

All the tub and shower drains were functioning as intended at the time of our inspection.

### Shower Heads and Tub Spouts

All the shower heads and tub spouts were functioning as designed at the time of our inspection.

## Water Supply And Plumbing

### Wash Basin Faucets

All wash basin faucets were functioning as intended at the time of our inspection.

### Tub/Shower Faucets

All tub and shower faucets were functioning as intended at the time of our inspection.

## Bathroom Receptacles

### GFCI Condition

The Ground Fault Circuit Interrupter protected receptacles were tested in all the bathrooms and functioned as intended.

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## Bathroom Ventilation

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The ventilation provided for the bathrooms was adequate at the time of our inspection.

## Cabinets/Countertops

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### Counter Top Materials

The Counter Tops for the Bathrooms were made of Plastic Laminate.

### Cabinet / Countertop Condition

The bathroom cabinets and countertops were properly installed and are in acceptable condition.

## Heating

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The bathrooms were centrally (or locally) heated and cooled.

## General Comments

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The finished surfaces, hardware, windows and doors in the bathrooms were found to be generally in good condition at the time of this inspection. Any exceptions are noted in their specific areas.

# ROOF

## Useful Descriptive Information About This Roof

### Roofing Coverage Area

The roofing described in this section covered the Main Building and the attached Garage.

### Roof Pitch

The pitch on this roof was Medium, and moisture drainage on the roofing was satisfactory.

### Type of Roof Covering Material

The medium pitched areas of the roof have been covered with, a low profile Concrete Tile roofing system.

## Inspection Method For This Roof

The inspection of the roof, in this section, was conducted from the roof surface. The inspector was able to safely walk on the surfaces of the roofing and visually examined the accessible roofing components.

## Flashings Overall

The accessible connection and penetration flashings were in acceptable condition. Any exceptions are noted below.  
*SUGGESTION:* The connections and penetrations should be periodically examined for signs of leakage, and repairs performed if necessary.

## Concrete Tile Roofing Surfaces

After a close observation of the tile roofing system no visible deficiencies were found. No cracked, broken or dislodged tiles were noted and installation was according to current industry standards where checked. No immediate attention, other than monitoring the roofs condition in the future, is indicated.

## Metal Edge Flashing

Metal drip edge flashing has been installed according to industry standards.

## Plumbing Vents

The plumbing vents were in acceptable condition.

## General Comments About The Roof

### Condition

The roof covering was in a condition deemed acceptable at the time of our inspection. We observed no signs of unusual or excessive wear of the roofing or other conditions which would suggest immediate attention was needed. We suggest that this roof be monitored regularly in the future as part of a comprehensive maintenance program.

### Maintenance

All roof systems require annual, or even more frequent, maintenance. Failure to perform periodic maintenance, will usually, result in leaks and accumulative deterioration of the covering and flashing. Any estimate of the remaining life expectancy must be based upon the assumption that the roof will receive conscience periodic maintenance.

**The only way to properly determine if the roofing material is leaking, is during a heavy rain fall. If the weather conditions at the time of the inspection were dry,**

**leaking may not be detected. This inspection is reported on only for conditions during the inspection.**