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Address: [REDACTED]

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Confidential Inspection Report



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

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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] Phoenix, AZ 85033.

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: 133 E Royal Palm Rd Phoenix, AZ 85033

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 ***.

SITE AND GROUNDS

Grading Of The Area

Grading

*** This property is designed to be flood irrigated, and therefore has berms to retain water. This practice creates conditions that are detrimental to a homes building materials.

Fencing

Pool Fencing

*** We found no pool yard protective barrier system, such as currently required by the local and state jurisdictions, at the time of our inspection installed around the pool/spa. Industry standards and common sense dictated that a proper perimeter yard fencing with gate(s) be installed around this pool or spa.

SUGGESTION: For safety reasons a properly installed pool barrier should be installed by a qualified contractor around the pool and/or spa on this property. We consider this an immediate attention item.

Exterior Vegetation

*** Trees are hanging over the roofing surfaces of this building. This can result in premature deterioration of the roofing materials due to tree sap, bird droppings, or from accumulated tree debris. We recommend that all trees be cut back to eliminate branches which overhang the roof.



BUILDING EXTERIOR

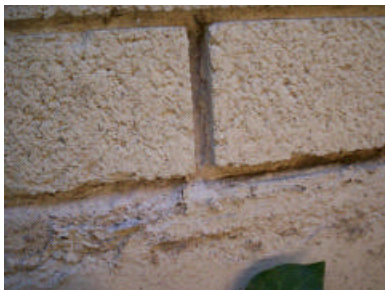
Metal trellis post

*** The metal posts were deteriorated in places at the base at the front porch roof. These trellis post are load bearing and are supporting the roof. We recommend further evaluation with remedy as necessary by a qualified and competent contractor.



Masonry Veneer/Solid

*** The mortar at the base of the exterior masonry walls was deteriorated on more than one side. We recommend that all missing, loose or crumbly mortar be re-pointed as necessary to restore the exterior masonry. We also suggest that the exterior be properly water sealed as a preventative maintenance measure.



Exterior Doors

*** The sliding glass door was not latching/locking properly. We recommend repair as necessary to restore proper operation of the lock on this door.

Patio Covering

Condition

*** The patio cover posts are in contact with ground and are damaged from moisture. This condition should be corrected to prevent further deterioration.



*** The support or attachment of the rear patio cover to the building was failing and movement of the structure was observed.

RECOMMENDATION: A qualified and competent contractor should evaluate the patio cover and make recommendations on improving the stability and attachment. We consider this an immediate attention item.



Exterior Plumbing

Hose Bibbs

*** One or more of the exterior hose faucets were missing a proper anti-siphon device. These inexpensive devices are designed to protect the house water supply from contamination by something being sprayed using the garden hose (such as an insecticide, weed killer, fertilizer, etc.). We recommend installation to improve the margin of health safety.

Electrical

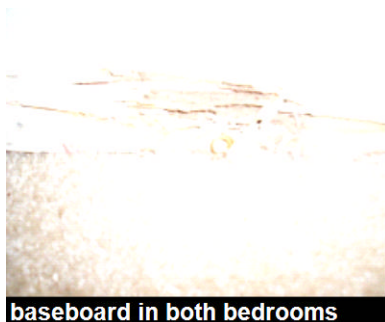
Light Fixtures

*** One or more of the exterior light fixtures at the patio were not operating or damaged. Repair or replacement is recommended.

Pest Control Considerations

*** Evidence of wood destroying organism activity in the form of deteriorated wood was observed in several areas of the exterior and interior of the building.

RECOMMENDATION: A qualified and competent licensed pest control company should evaluate this building further with remedy as necessary.



ELECTRICAL SYSTEM

Notes On The Main Electrical Service Panel

Panel Wiring

*** More than one wire was installed at a breaker or fuse which was designed for the installation of only one wire. This "double tapping" cannot insure that both wires,

installed under a screw designed to carry only one wire, receive the same amount of pressure from the screw. Because positive connection for all the wires under the screw may not be the same there is a possibility of arcing or gapping. This arcing can result in dangerous resistance and heat buildup within the circuit, and is considered an improper electrical trade practice. We recommend elimination of all double tapping, for an increased margin of electrical safety, by a qualified and competent electrician.

Electrical Subpanels

Panel Wiring

*** More than one wire was installed at a breaker or fuse which was designed for the installation of only one wire. This "double tapping" cannot insure that both wires, installed under a screw designed to carry only one wire, receive the same amount of pressure from the screw. Because positive connection for all the wires under the screw may not be the same there is a possibility of arcing or gapping. This arcing can result in dangerous resistance and heat buildup within the circuit, and is considered an improper electrical trade practice. We recommend elimination of all double tapping, for an increased margin of electrical safety, by a qualified and competent electrician.

Service Grounding

*** The electrical system was not properly grounded. This poses a potential hazard to personal safety.

SUGGESTION: A qualified and competent electrician should be called to properly ground the system in accordance with current industry standards.

Receptacles: Overall

*** 2 and 3 prong grounded and ungrounded receptacle were observed in the building. This concludes the receptacles were installed at different times. Changing them back to 2 prongs or upgrading all receptacles to properly grounded three pronged type is recommended.

Ground Fault Circuit Protection

Condition

*** Because this home was built prior to GFCI requirements, no GFCI protection was installed in or around this building. We strongly recommend that GFCI protection be installed according to current applicable standards to improve the margin of electrical safety. This includes GFCI protection on any receptacle within six feet of water including bath and laundry sinks, kitchen countertop receptacles, exterior or garage receptacles, fountain pumps or lights, and pool or spa lights. Light fixtures within twenty feet of a pool or spa should also be GFCI protected. Consultation with a qualified and competent electrician with remedy as necessary is strongly recommended.

SUGGESTION: We recommend upgrading of unprotected receptacles in areas where

GFCI protection is presently required.

Wiring Conditions of Note

*** Lamp chord wiring was used to provide power to a permanent fixture or device in the following area(s).Patio lighting and receptacle. This type of wiring is intended for use in less than six foot lengths and for temporary power only (receptacle plug-in only). Permanent applications require the use of hard or Romex wiring (with the exception of a UL approved connection to an appliance), and we recommend that this substandard use of lamp chord wiring be replaced with Romex by a qualified and competent electrician.

WATER HEATER

Water Connections

Condition

*** The water connections were corroded and leaking.

SUGGESTION: The connections should be replaced with approved components.

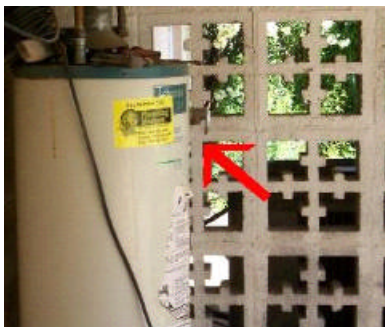


Temperature And Pressure Relief Valve

T-P Discharge Pipe

*** The temperature and pressure valve installation did not include a discharge pipe routed to an approved location.

SUGGESTION: We recommend installation of a discharge pipe by a qualified and competent plumbing contractor to meet current industry standards for safety.



Installation Considerations

Condition

*** The water heater is installed without a proper exterior enclosure. The heater is susceptible to weather which will have adverse affects on performance and life. We recommend that a proper enclosure be installed for this water heater according to current industry standards.

PLUMBING SYSTEM

Sewer Vent Lines

*** The vent piping in the system was extensively damaged and or deteriorated. Further evaluation by a qualified and competent plumbing contractor, with replacement or repair is recommended.



HEATING SYSTEM

Heating Plant Gas Supply Connections And Shut Off Valve Connections

*** The flexible gas line connector runs improperly through the furnace cabinet. We recommend that this installation be upgraded to meet current industry standards for an improved margin of safety.

AIR CONDITIONING

Air Conditioning Condensate Drain Line Condensate Line

*** No secondary condensate drain line, catch pan, or automatic shut off is installed, as required by industry standards, for the evaporator coil located in an area above a living area. We recommend that an appropriate secondary condensate drain line, pan with drain line or electronic automatic shut off device be installed by a qualified and competent mechanical contractor to conform to current industry standards. We consider this an immediate attention item. The termination point of the condensate line was not visible. No leakage or other signs of drainage failure was visible and no immediate attention, other than questioning the building owner, is suggested.

General Condition Of The Air Conditioning System

*** The air conditioning unit was not responding to the normal operating controls. We

recommend further evaluation and repair or replacement of the air conditioning unit as necessary by a qualified and competent mechanical contractor.

INTERIOR

Overall Commentary On The Interior Doors

Door Damage

*** One or more door frames throughout the interior were damaged. We recommend repair or replacement of all damaged door frames. This condition was noted in the following area(s): bedroom.

Cracked/Broken Glass

*** Cracked or broken glass was observed in one or more of the areas. We recommend immediate replacement. This condition was noted in the following area(s): Master Bath.

Overall Commentary On The Fireplaces

Hearth Extension

*** The hearth extension for the fireplace did not extend outward from the fire box opening the required distance to meet current industry standards. Due to inadequate clearance to combustible materials, additional non combustible material should be installed in accordance with current standard clearances for an improved margin of fire safety.



KITCHEN

Plumbing

Faucets

*** The kitchen sink faucet was deteriorated and frozen. We recommend repair or replacement.

Angle Stops

*** One or more of the angle stops for the Kitchen sink were leaking.

RECOMMENDATION: One leaking angle stop can be a systemic problem which requires further evaluation with remedy as necessary of all the angle stops in the home by a qualified and competent plumbing contractor.

Electrical

Electrical Receptacles

*** The receptacle for the oven and microwave did not function. We recommend further evaluation with remedy as necessary by a qualified and competent contractor.

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.

Cooktop And Range

*** One or more of the cook top burners were not functioning as intended. We recommend further evaluation with remedy as necessary by a qualified tradesman to restore proper operation.

BATHROOMS

Components and Drainage

Wash basin Drains

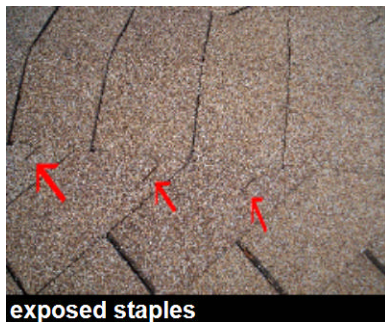
*** The hall bathroom sink drain and/or drain trap were leaking. We recommend repair as necessary to stop the leakage by a qualified and competent plumber.

ROOF

Composition Shingles

*** Shingle fasteners were exposed (visible) in several areas. This indicates an improper overlap of the shingles and is an unapproved method of installation.

RECOMMENDATION: This roofing should be further evaluated with remedy as necessary by a qualified and competent roofing contractor.



*** Tree branches have caused premature wear and mechanical damage to the roof surfaces. These surfaces should be evaluated by a competent and licensed roofing contractor.



Metal Roof Surface

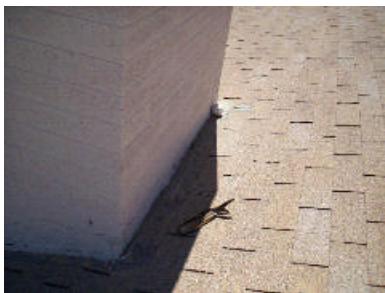
*** The metal roofing was bent and wind damaged in one or more areas. Moisture leakage is probable.

RECOMMENDATION: We recommend further evaluation with remedy as necessary by a qualified and competent roofing contractor.



Cricket Flashings

*** No appropriate drainage cricket or "saddle" is installed at the wide fireplace chimney. We strongly recommend that a properly designed cricket be installed at the chimney when the roofing is replaced at some point in the future. In the mean time, the condition of the roof behind the chimney should be monitored with maintenance performed as necessary to prolong the roof life in this ponding water area.



Plumbing Vents

*** One or more of the plumbing vents was plugged. These should be unplugged to properly vent the system.



Chimney On Roof

*** The chimney was in acceptable condition. However, no spark or rain cap had been installed above the flue to prevent the escape of hot embers or rain entry. SUGGESTION: As an upgrade, a chimney spark arrester/rain cap should be installed.



*** The mortar cap was significantly deteriorated.

SUGGESTION: The mortar cap should be repaired to protect the top of the chimney.

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](#).

SITE AND GROUNDS

Gates

Condition.

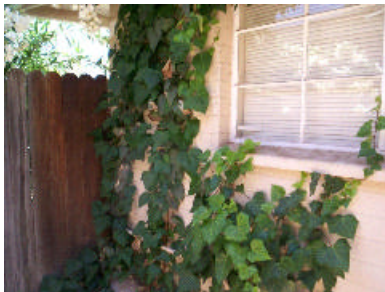
*** The right side yard gate was functional but difficult to operate.

SUGGESTION: Adjustments of the hinges and/or latches may improve the performance of the gate. If not, repair or replacement may be necessary.



Exterior Vegetation

*** Vines are growing on the exterior of this building. Vines can prematurely damage the paint and the exterior building surfaces and we suggest that vines be removed or grown on trellises mounted off the surface of the building exterior.



BUILDING EXTERIOR

The Building's Visible Foundation Condition

The Condition of the Primary Foundation

*** "Spawling" or deterioration to the surface of the concrete stemwalls was noted. This condition is usually due to moisture entry into the concrete stemwalls and perpetuates moisture penetration by making the surface of the stemwalls more porous. We suggest attention to this condition by restoring the smooth surface to the stemwall and eliminating the source of moisture which has caused this deterioration.



Wood Siding

Earth/Wood Contact

*** Earth-to-wood contact was observed, which is a condition conducive to

infestation by wood destroying organisms and damage to the building elements. SUGGESTION: All dirt should be removed away from wood building components to provide a minimum of 2" clearance between the earth and wood within 6 inches of the building. If necessary any damaged wood should be replaced. We observed this condition on the rear side of the building.

Exterior Vents

Clothes Dryer Vent

*** The clothes dryer vent had become clogged with lint, dirt or debris. This is a fire hazard and reduces drying efficiency.

SUGGESTION: This dryer's duct should be disassembled and cleaned to eliminate the clog as a safety item needing immediate attention. *** The flapper was stuck in the open position on the exterior wall of the home. This can allow unconditioned air into the home and small animals may be able to enter. We recommend repair to restore the operation of the flapper on this opening.



Gas Meter/Piping Installation

*** Galvanized pipe has been used for gas lines. This type of pipe is not acceptable for gas. the zinc in the galvanized coating may flake off and clog gas valves. We recommend re-piping to industry standards by a licensed contractor.

Electrical

Receptacles

*** All Exterior receptacles should be covered by a rain tight type cover. Some exterior receptacles were missing this proper cover and we recommend installation of a proper rain tight type cover as part of a comprehensive maintenance program.

ELECTRICAL SYSTEM

Descriptive Information About The Electrical System

Grounding

*** There is no visible earth grounding system installed for this electric service. This may not have been required at the time this home was built, but current industry standards now require it for safety reasons. We recommend an evaluation and upgrade be done by a licensed electrician.

WATER HEATER

General Comments About The Water Heater

*** The water heater was beyond it's expected service life. Although it was still operating, the need for replacement should be expected in the near future.

PLUMBING SYSTEM

Plumbing Fixtures, Overall

*** 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.

HEATING SYSTEM

Return Air Distribution

*** The return air flowed through a space under the ac closet. this area contained dirt and dust which can clog the air filter reducing efficiency. This area also showed signs of past moisture intrusion. This may have been caused by condensation leaking from the HVAC system . Proper maintenance and monitoring will prevent this from becoming a source of mold and mildew.



AIR CONDITIONING

Air Conditioning Freon Lines

Freon Line Condition

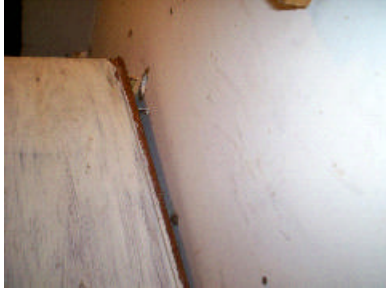
*** The suction freon line at the condenser unit on the exterior of the building had missing or damaged insulation. We recommend that this insulation be repaired or replaced.

INTERIOR

Information About The Building's Interior

Interior Cabinetry

*** The base cabinet in the laundry room was damaged. We suggest further evaluation with remedy as necessary by a qualified and competent contractor.



Overall Commentary On The Floor Coverings

***The floor coverings showed obvious signs of heavy use, and were in need of repair or replacement.

Overall Commentary On The Interior Doors

Rubbed on Frame

***One or more of the doors rubbed on their frames throughout the building. We recommend adjusting, planning or sanding to restore their proper function. This condition was noted in the following area(s): Den or Bonus Room.

Window Screens

*** Window screens were missing and/or damaged in several areas. All damaged or missing screens should be repaired or replaced to restore proper function.

Safety Glass And Glazing

Condition

*** Safety/Tempered glass was not found in currently recommended locations. This building may have been built before this feature was required. Upgrading is not required but should be considered for glass in the more vulnerable locations. This condition was noted in the patio doors.

BATHROOMS

Components and Drainage

Wash basin Drains

*** The drain stop was missing or not working properly for the wash basin in the Hall Bathroom.

SUGGESTION: The drain stop should be repaired or replaced to restore full function by a qualified and competent contractor.

Bathtub Drains

*** The drain stop was missing or not working properly in the Hall/Guest Bathtub.

SUGGESTION: All missing, damaged or non functioning drain stops should be repaired or replaced by a qualified and competent plumber.

*** The Master shower, and sink drain were slow.

SUGGESTION: The trap should be cleaned of hair, etc. If this does not correct the condition, the drain line should be cleaned or otherwise repaired as necessary by a qualified and competent plumber to restore proper operation. These drains may be affected by the deteriorated vent at the roof. Base board trim in the master bedroom appears to have past moisture damage which may be from the shower. 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.

Bathroom Ventilation

***The ventilation and removal of moist air in this bathroom relies sole on a window which must be opened. Failure to open windows can allow excessive moisture build up, and mildew and deterioration of finished surfaces can occur.

Calking And Grout

Condition

*** Joint caulking in or around the shower/tub walls in all the tubs and showers was deteriorated, mildewed or sloppy.

SUGGESTION: Deteriorated, mildewed or sloppy caulking should be removed and the enclosure should be re-caulked, to reduce the potential for water penetration and possible damage to the framing and surrounding materials.

ATTIC

Attic Access Entry Information

Access Door/Hatch

***It is recommended that the attic access door be lined with insulation to prevent cooling loss.

Attic Insulation

Condition

*** The insulation above the living spaces in the building was minimal according to current industry building standards. Adding insulation to increase the thermal resistance of the area would enhance the energy efficiency of the building.

Attic Ventilation

*** The attic was ventilated, but minimally. Adequate attic ventilation is important for the dissipation of heat and moisture. Improvement to the ventilation of this building's attic space is suggested as part of a comprehensive maintenance program.

ROOF

Appliance Vents/Flues

***The gas appliance vent pipe is corroded above the roof line.

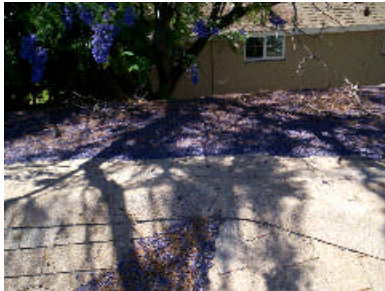
SUGGESTION: We recommend that it be prepped and painted with a rust inhibitor coating to restore it's cosmetic appearance and prevent damage from corrosion.



Debris Considerations

Moss and/or debris from trees was observed on the roof surface. This will restrict drainage of the roof, gutters and downspouts.

SUGGESTION: Debris on the roof should be removed to reduce the potential for damage to the roof, and reduce the potential for moisture intrusion on the building.



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,



Report:

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

INTRODUCTORY NOTES

[REDACTED] 85033 05/20/2010.

Additional Items Inspected

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.

Items Not Inspected

The following items were not inspected at the request of our customer: pool.

Conditions at the Start of the Inspection

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 building was dry at the start of our inspection.

Temperature

The outside air temperature, at the start of our inspection, was in range of 80-90 degrees F.

The Approximate Age of the Building

Our best observation indicates this building in years is approximately, fifty to sixty years old.

The Orientation of the Building

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

Persons Who Attended

At the time of our inspection, the customer was present for the last hour of the inspection.

Main Water Shut-Off Location

The domestic water supply main shut-off valve was located on Front side exterior of the Building.

Main Electrical Power Shut-off Location

Electrical Panel/Meter Location

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

Main Gas Shut-Off Location

The gas meter was located on the exterior, on the right side of the building.

The Main Sewer Clean out is used to unclog the main sewer line to the street or septic tank if it becomes clogged. If the exposed portion of this pipe is plastic, we suggest that it be painted or otherwise protected from damage from Ultra Violet Sunlight. We also suggest that the location of this clean out be clearly marked (or documented) for future use, if needed.

Main Sewer Cleanout Location

The Main Sewer. or Septic Clean-out was located on the Back Side of the property.

Comments About The General Construction Of The Building

Based on the inspectors' observations, this dwelling was judged to be of standard quality, in need of maintenance for a building of this age. The observed property conditions have been described in this report. Some additional reportable conditions not observable or not observed at the time of our inspection may 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 Gently Sloping.

Driveways

The driveway surfaces were Concrete, placed on grade or graded backfill. Visible cracks of a typical nature were observed in the driveway pavement at the time of our inspection. They were not significant in terms of driveway performance , and no immediate attention is indicated.

Patio Surface

Walkways

The front entry walkway was surfaced with Concrete, on grade or graded backfill. Cracks in the walkway was observed. These are considered cosmetic in nature and no action, other than monitoring in the future, is indicated.

Patio

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

***This property is designed to be flood irrigated, and therefore has berms to retain water. This practice creates conditions that are detrimental to a homes building materials.

Foundation Height Above Grade

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

The drainage of excessive moisture out of planters, installed up against a building, cannot be over emphasized. Water always travels somewhere.... the question is will it get into the building? If moisture is allowed to collect inside a three walled planter (the building is used as the fourth wall), then there is an opportunity for the moisture to travel through the exterior wall and into the interior of the building. The facilitation of excessive moisture drainage out of planters and other planted areas is always recommended.

Gates

Condition.

*** The right side yard gate was functional but difficult to operate.

SUGGESTION: Adjustments of the hinges and/or latches may improve the performance of the gate. If not, repair or replacement may be necessary.



Fencing

Pool Fencing

*** We found no pool yard protective barrier system, such as currently required by the local and state jurisdictions, at the time of our inspection installed around the pool/spa. Industry standards and common sense dictated that a proper perimeter yard fencing with gate(s) be installed around this pool or spa.

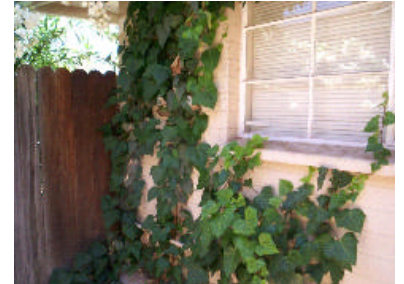
SUGGESTION: For safety reasons a properly installed pool barrier should be installed by a qualified contractor around the pool and/or spa on this property. We consider this an immediate attention item.

Exterior Vegetation

*** Trees are hanging over the roofing surfaces of this building. This can result in premature deterioration of the roofing materials due to tree sap, bird droppings, or from accumulated tree debris. We recommend that all trees be cut back to eliminate branches which overhang the roof.



*** Vines are growing on the exterior of this building. Vines can prematurely damage the paint and the exterior building surfaces and we suggest that vines be removed or grown on trellises mounted off the surface of the building exterior.



Conclusion

Items observed on the exterior of this home indicate the need for further evaluation with remedy as necessary by appropriate professionals as indicated in this or other sections of this report.

BUILDING EXTERIOR

Descriptive Information About the Exterior

The Primary Exterior Wall

Covering Material

Cement Masonry Unit (Concrete Block)

The Secondary Exterior

Wall Covering Material

Was:

Vertical "Board and Batten" solid wood siding combined with a stone veneer.

Windows

The exterior windows were primarily a painted steel framed material.

The Primary Foundation

Type

The type of primary foundation for this building was a concrete slab on grade, with a spread footing in the ground (unverified & unseen), and concrete perimeter stemwalls.

The Building's Visible Foundation Condition

The Condition of the

Primary Foundation

*** "Spawling" or deterioration to the surface of the concrete stemwalls was noted. This condition is usually due to moisture entry into the concrete stemwalls and perpetuates moisture penetration by making the surface of the stemwalls more porous. We suggest attention to this condition by restoring the smooth surface to the stemwall and eliminating the source of moisture which has caused this deterioration.



Visible Columns or Bearing Walls

The visible support structure (or columns) for this building was a masonry construction and was performing as intended at the time of our inspection.

Floor Structure

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

Exterior Wall Cladding Materials

The Exterior Wall Primary

Cladding Material is:

Concrete Block Masonry.

Exterior Wall Flashings and Trim

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

Wood Siding

Condition

The wood siding was in acceptable condition. Regular maintenance is always recommended to ensure maximum service of the material.

Earth/Wood Contact

*** Earth-to-wood contact was observed, which is a condition conducive to infestation by wood destroying organisms and damage to the building elements.
SUGGESTION: All dirt should be removed away from wood building components to provide a minimum of 2" clearance between the earth and wood within 6 inches of the building. If necessary any damaged wood should be replaced. We observed this condition on the rear side of the building.

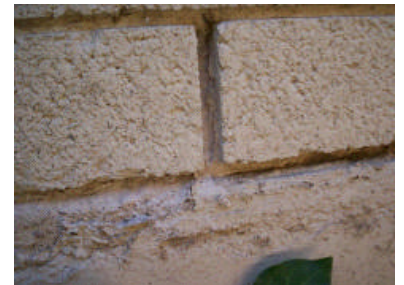
Metal trellis post

*** The metal posts were deteriorated in places at the base at the front porch roof. These trellis post are load bearing and are supporting the roof. We recommend further evaluation with remedy as necessary by a qualified and competent contractor.



Masonry Veneer/Solid

*** The mortar at the base of the exterior masonry walls was deteriorated on more than one side. We recommend that all missing, loose or crumbly mortar be re-pointed as necessary to restore the exterior masonry. We also suggest that the exterior be properly water sealed as a preventative maintenance measure.



Exterior Doors

*** The sliding glass door was not latching/locking properly. We recommend repair as necessary to restore proper operation of the lock on this door.

Exterior Windows Frames and Sills

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

Exterior Wall Opening Trim

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

Fascias

The exterior fascia was observed to be in good general overall condition.

Eaves and Soffits

Condition Eaves and Soffits

The eaves and overhangs are generally in acceptable condition.

Patio Covering

Type

The patio is covered by Metal or Aluminum panels.

Condition

*** The patio cover posts are in contact with ground and are damaged from moisture. This condition should be corrected to prevent further deterioration.

*** The support or attachment of the rear patio cover to the building was failing and movement of the structure was observed.
RECOMMENDATION: A qualified and competent contractor should evaluate the patio cover and make recommendations on improving the stability and attachment. We consider this an immediate attention item.



Exterior Vents

Clothes Dryer Vent

*** The clothes dryer vent had become clogged with lint, dirt or debris. This is a fire hazard and reduces drying efficiency.
SUGGESTION: This dryer's duct should be disassembled and cleaned to eliminate the clog as a safety item needing immediate attention. *** The flapper was stuck in the open position on the exterior wall of the home. This can allow unconditioned air into the home and small animals may be able to enter. We recommend repair to restore the operation of the flapper on this opening.



Exterior Plumbing

Hose Bibbs

*** One or more of the exterior hose faucets were missing a proper anti-siphon device. These inexpensive devices are designed to protect the house water supply from contamination by something being sprayed using the garden hose (such as an insecticide, weed killer, fertilizer, etc.). We recommend installation to improve the margin of health safety.

Condition

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

Gas Meter/Piping Installation

*** Galvanized pipe has been used for gas lines. This type of pipe is not acceptable for gas. the zinc in the galvanized coating may flake off and clog gas valves. We recommend re-piping to industry standards by a licensed contractor.

Electrical

Receptacles

*** All Exterior receptacles should be covered by a rain tight type cover. Some exterior receptacles were missing this proper cover and we recommend installation of a proper rain tight type cover as part of a comprehensive maintenance program.

Light Fixtures

*** One or more of the exterior light fixtures at the patio were not operating or damaged. Repair or replacement is recommended.

Pest Control Considerations

*** Evidence of wood destroying organism activity in the form of deteriorated wood was observed in several areas of the exterior and interior of the building.

RECOMMENDATION: A qualified and competent licensed pest control company should evaluate this building further with remedy as necessary.



minor damage, not load bearing



Pest Control Topics

Conductive Elements Information

Our observations regarding evidence of pests is not a substitute for inspections by a licensed pest control operator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

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.

ELECTRICAL SYSTEM

Descriptive Information About The Electrical System

Location

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

Electrical Service Entrance

The main electrical service entrance, which supplies the power to the building's main electrical service, was an overhead lateral type service. The main electrical service entrance mast was too small in diameter according to current standards. This condition has likely existed since the house was built. Upgrading would be considered necessary when the main electrical service is upgraded.

Amperage

The available ampacity provided to the building through the main electrical service was 125 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 cartridge fuses generally in good overall condition.

Branch Circuit Over Current Protection

The branch circuit overload protection was provided by a mix circuit breakers, cartridge type fuses, and glass fuses. . This is an antiquated type of circuit overload protection. Although no adverse conditions were visible at the time of our inspection. We suggest that an upgrade of the electrical service and sub-panels with glass fuses, be considered.



Grounding

***There is no visible earth grounding system installed for this electric service. This may not have been required at the time this home was built, but current industry standards now require it for safety reasons. We recommend an evaluation and upgrade be done by a licensed electrician.

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, the wires which run from the Meter to the Main Disconnect or the Main service panel, were Copper.

The Main Electrical Service Disconnect

The Main Electrical Service Disconnect was a single throw, cartridge type located in a separate box next to the meter.



main disconnect

Notes On The Main Electrical Service Panel

General

The Main Service Panel was in acceptable condition with the circuitry installed and protected for the period when it was installed. The service panel would not meet current requirements, but upgrading is not required at this time, and would usually only be considered along with other improvements.



*** The clearance in front of this electrical panel did not conform to current industry standards. We recommend removal of anything within 36 inches of the front or 30 inches on the sides of this panel for an improved margin of electrical safety.(AC compressor)

Circuit Breakers

The circuits in the main electrical distribution panel were properly labeled and generally in good overall condition. The circuit breakers used were compatible with the panel.

Panel Wiring

*** More than one wire was installed at a breaker or fuse which was designed for the installation of only one wire. This "double tapping" cannot insure that both wires, installed under a screw designed to carry only one wire, receive the same amount of pressure from the screw. Because positive connection for all the wires under the screw may not be the same there is a possibility of arcing or gaping. This arcing can result in dangerous resistance and heat buildup within the circuit, and is considered an improper electrical trade practice. We recommend elimination of all double tapping, for an increased margin of electrical safety, by a qualified and competent electrician.

Electrical Subpanels

Sub panel Locations

An additional distribution panel, or sub-panel was located in the Hallway closet.

Electrical Sub-panel, General

The Electrical Subpanels were in acceptable condition with the circuitry installed and protected for the period when it was installed. The sub-panels would not meet current requirements and are considered outdated, but upgrading is not required and would usually be considered along with other improvements.

Panel Wiring

*** More than one wire was installed at a breaker or fuse which was designed for the installation of only one wire. This "double tapping" cannot insure that both wires, installed under a screw designed to carry only one wire, receive the same amount of pressure from the screw. Because positive connection for all the wires under the screw may not be the same there is a possibility of arcing or gaping. This arcing can result in dangerous resistance and heat buildup within the circuit, and is considered an improper electrical trade practice. We recommend elimination of all double tapping, for an increased margin of electrical safety, by a qualified and competent electrician.

Service Grounding

*** The electrical system was not properly grounded. This poses a potential hazard to personal safety.

SUGGESTION: A qualified and competent electrician should be called to properly ground the system in accordance with current industry standards.

Electrical Conductor Material

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

*** 2 and 3 prong grounded and ungrounded receptacle were observed in the building. This concludes the receptacles were installed at different times. Changing them back to 2 prongs or upgrading all receptacles to properly grounded three pronged type is recommended.

Switches: Overall

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

Lights: Overall

The light fixtures in this building were in generally in operating and acceptable condition. Any exceptions are noted below or in other sections.

Ground Fault Circuit Protection

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

*** Because this home was built prior to GFCI requirements, no GFCI protection was installed in or around this building. We strongly recommend that GFCI protection be installed according to current applicable standards to improve the margin of electrical safety. This includes GFCI protection on any receptacle within six feet of water including bath and laundry sinks, kitchen countertop receptacles, exterior or garage receptacles, fountain pumps or lights, and pool or spa lights. Light fixtures within twenty feet of a pool or spa should also be GFCI protected. Consultation with a qualified and competent electrician with remedy as necessary is strongly recommended.

SUGGESTION: We recommend upgrading of unprotected receptacles in areas where GFCI protection is presently required.

Wiring System Type

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

Wiring Conditions of Note

*** Lamp chord wiring was used to provide power to a permanent fixture or device in the following area(s).Patio lighting and receptacle. This type of wiring is intended for use in less than six foot lengths and for temporary power only (receptacle plug-in only). Permanent applications require the use of hard or Romex wiring (with the exception of a UL approved connection to an appliance), and we recommend that this substandard use of lamp chord wiring be replaced with Romex by a qualified and competent electrician.

General Comments About The Electrical System

The electrical system was in need of upgrade and/or repair. As noted in this section or other sections, we observed instances of improper wiring, defective components and /or unsafe conditions.

WATER HEATER

Useful Information About The Water Heater(s):

Location

A heater for domestic hot water was located in the, Outside on the Rear side of the building.

Age

The age of the water heater was estimated to be approximately greater than 15 years old. This unit is in the later portion of its expected service life. We suggest that this unit be monitored closely and that replacement be anticipated.

Water Heater Type:

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

Water Heater Capacity

The water heater capacity is, 30 gallons.

Water Heater Fuel Type

The water heater is powered by, Natural Gas.

Water Connections

Condition

*** The water connections were corroded and leaking.
SUGGESTION: The connections should be replaced with approved components.



Temperature And Pressure Relief Valve

T-P Relief Valve

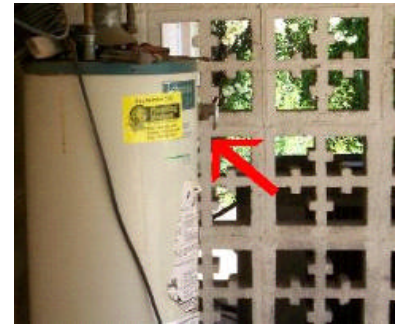
The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. No adverse conditions were observed.



T-P Discharge Pipe

*** The temperature and pressure valve installation did not include a discharge pipe routed to an approved location.

SUGGESTION: We recommend installation of a discharge pipe by a qualified and competent plumbing contractor to meet current industry standards for safety.



Water Heater Gas Supply Connections And Shut Off Valve

The gas supply piping installation included a 90 degree shutoff valve in the vicinity of the unit for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

Water Heater Ignition System

The water heater standing pilot light was controlled by a thermocouple safety device. The system was in acceptable condition.

Water Heater Burners

The water heater burner was generally clean and in acceptable condition.

Water Heater Combustion Air Supply

Condition

The combustion air supply was adequate.

The Water Heater Venting System

The water heater vent was properly installed and was in acceptable condition.

Installation Considerations

Condition

*** The water heater is installed without a proper exterior enclosure. The heater is susceptible to weather which will have adverse affects on performance and life. We recommend that a proper enclosure be installed for this water heater according to current industry standards.

General Comments About The Water Heater

*** The water heater was beyond it's expected service life. Although it was still operating, the need for replacement should be expected in the near future.

PARKING STRUCTURE

Overall Commentary On The Surfaces

Ceiling

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

Lights

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

General Comments

The garage and/or carport areas were found to be in acceptable condition with no immediate attention indicated.

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 type of waste disposal on this property was not determined. We suggest asking the local municipality how the sewer waste is handled on this property.

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 Copper.

Primary Waste Supply Piping Material

The visible drain, waste, and vent (DWV) piping materials within the building were a combination of Galvanized Steel and Cast Iron.

Primary sink trap pipe material

The primary material used for the sink drain traps was PVC Plastic, and chrome.

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 found to be functioning correctly 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 were 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

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

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

*** The dishwasher drain line is not equipped with an air-gap device or installed with a high loop in the drain line to deter mixing the potable water supply with sewer bacteria. We recommend that an appropriate protective device be installed to improve the margin of health safety.

Main Water Shut Off Condition

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

*** 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

The visible portions of the drain and waste piping were generally properly installed and in acceptable condition, with any exceptions noted in this and other sections of this report.

Main Sewer Cleanout Location

*** A main sewer cleanout was located on the exterior in the rear of the building. This was found to be exposed and uncapped and may have debris inside of it. We recommend proper evaluation and capping of pipe by a competent and qualified plumber.



sewer cleanout

Sewer Vent Lines

*** The vent piping in the system was extensively damaged and or deteriorated. Further evaluation by a qualified and competent plumbing contractor, with replacement or repair is recommended.



General Comments About The Plumbing System

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 a forced air, natural gas furnace.

Location

The location of the heating unit for this building was in the hallway closet.

Energy Source

The energy source for the heating system for the building was primarily natural gas.

Age

Information was not available to confirm the exact age of the heating system.

Heating System Notes

Definition

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls and ducting.

Condition

The furnace for this building functioned properly using the normal operating controls. No immediate attention, other than regularly scheduled maintenance to the furnace is indicated.

Forced Hot Air Heat Exchanger

The heat exchanger of the heating unit(s) was(were) inaccessible and could not be visually examined.

Heating Plant Gas Supply Connections And Shut Off Valve

Shut Off Valve

The gas supply piping installation included a 90 degree shutoff valve in the vicinity of the unit for service, personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand.

Connections

*** The flexible gas line connector runs improperly through the furnace cabinet. We recommend that this installation be upgraded to meet current industry standards for an improved margin of safety.

The Combustion Air Supply

Definition

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, provided that industry standards are met.

Condition

The combustion air supply was adequate.

Notes On The Ignition System

The burner was equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuous pilot light. The ignition system was activated during the inspection and was found to be in acceptable condition.

Blower/Motor

The blower operation was satisfactory during the operation of the heating unit.

Venting System Condition

The visible sections of the heating plant's venting system was properly installed and was functioning as designed.

Clearance To Combustible Surfaces

Adequate clearance to combustible materials in the area around the heating unit had been provided, as long as the space is not used for storage. We encourage good practices in this area.

Notes On The Air Filter(s)

Condition

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

The filter for the heating system was clean and installed securely. No immediate attention is indicated.

Return Air Distribution

*** The return air flowed through a space under the ac closet. this area contained dirt and dust which can clog the air filter reducing efficiency. This area also showed signs of past moisture intrusion. This may have been caused by condensation leaking from the HVAC system . Proper maintenance and monitoring will prevent this from becoming a source of mold and mildew.



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)

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

General Comments About The Heating System

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 heat pump central 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 rear of the building, and the evaporator coil was located adjacent, or inside, the heating plant or air handling unit.

Method

The type or method of central cooling for this building was an electrically powered, refrigerant compression type unit, with the cooling coil mounted within or adjacent to a gas fired furnace.

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 suction freon line at the condenser unit on the exterior of the building had missing or damaged insulation. We recommend that this insulation be repaired or replaced.

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

Condensate Line

*** No secondary condensate drain line, catch pan, or automatic shut off is installed, as required by industry standards, for the evaporator coil located in an area above a living area. We recommend that an appropriate secondary condensate drain line, pan with drain line or electronic automatic shut off device be installed by a qualified and competent mechanical contractor to conform to current industry standards. We consider this an immediate attention item. The termination point of the condensate line was not visible. No leakage or other signs of drainage failure was visible and no immediate attention, other than questioning the building owner, is suggested.

General Condition Of The Air Conditioning System

*** The air conditioning unit was not responding to the normal operating controls. We recommend further evaluation and repair or replacement of the air conditioning unit as necessary by a qualified and competent mechanical contractor.

INTERIOR

Information About The Building's Interior

Number of Bedrooms

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

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 Casement.

Window Glazing

The windows of this building were primarily, Single Glazed.

Floors

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

Ceilings

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

Interior Cabinetry

*** The base cabinet in the laundry room was damaged. We suggest further evaluation with remedy as necessary by a qualified and competent contractor.



Heating

Heating and cooling were supplied in every habitable room.

Overall Commentary On The Surfaces

The interior walls and ceiling surfaces had been properly installed and were generally in acceptable condition, taking into consideration normal wear and tear.

Overall Commentary On The Floor Coverings

***The floor coverings showed obvious signs of heavy use, and were in need of repair or replacement.

Overall Commentary On The Ceilings

Repairs

There was evidence of patching and/or repairs to the finished ceiling surface in the living room.

Overall Commentary On The Interior Doors

Rubbed on Frame

*** One or more of the doors rubbed on their frames throughout the building. We recommend adjusting, planning or sanding to restore their proper function. This condition was noted in the following area(s): Den or Bonus Room.

Door Damage

*** One or more door frames throughout the interior were damaged. We recommend repair or replacement of all damaged door frames. This condition was noted in the following area(s): bedroom.

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.

Cracked/Broken Glass

*** Cracked or broken glass was observed in one or more of the areas. We recommend immediate replacement. This condition was noted in the following area(s): Master Bath.

Window Screens

*** Window screens were missing and/or damaged in several areas. All damaged or missing screens should be repaired or replaced to restore proper function.

Safety Glass And Glazing

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 not found in currently recommended locations. This building may have been built before this feature was required. Upgrading is not required but should be considered for glass in the more vulnerable locations. This condition was noted in the patio doors.

Overall Commentary On The Fireplaces

Information

Components shared by most types of fireplaces include the interior, exterior and the fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, spark arrester, gas log and/or gas log lighter. Accessible fireplace components are visually inspected for signs of significant malfunction, unusual wear and general state of repair. However, portions of standard fireplace construction are always, by their nature and location, inaccessible for a home inspection analysis.

Condition

While the fireplace was not operated during the inspection (lighting fires is not part of a home inspection) available evidence supported the conclusion that it was capable of functioning as design intended.

Damper

The damper in the fireplace was operated and found to be in acceptable condition.

Hearth Extension

*** The hearth extension for the fireplace did not extend outward from the fire box opening the required distance to meet current industry standards. Due to inadequate clearance to combustible materials, additional non combustible material should be installed in accordance with current standard clearances for an improved margin of fire safety.



Notes On Smoke Detectors; Overall

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.

Smoke Detector Upgrades

The latest standards require that smoke detectors be installed in all bedrooms and hallways leading to bedrooms. Upgrading is necessary if any significant remodeling is done. Whether or not installation is required, upgrading for an improved margin of fire safety is recommended.

Notes On Carbon Monoxide Detectors

*** As a safety upgrade, one or more CO detectors could be installed in locations and in the manner suggested by the manufacture of the detector.

General Comments About The Interior

The interior of the home was in need of repairs in multiple areas noted in 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 above the cooking surface exhausting to the exterior.

Plumbing

Sink Material

The Kitchen Sink was made of Acrylic or Plastic.

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 deteriorated and frozen. We recommend repair or replacement.

Angle Stops

*** One or more of the angle stops for the Kitchen sink were leaking.
RECOMMENDATION: One leaking angle stop can be a systemic problem which requires further evaluation with remedy as necessary of all the angle stops in the home by a qualified and competent plumbing contractor.

Drains

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

Electrical

Electrical Receptacles

*** The Ground Fault Circuit Interrupter protection on the kitchen countertop receptacles was missing. This poses a safety condition.

RECOMMENDATION: Upgrading with the installation of an inexpensive GFCI receptacle breaker, by a qualified and competent electrician, is recommended to improve electrical safety.

*** The receptacle for the oven and microwave did not function. We recommend further evaluation with remedy as necessary by a qualified and competent contractor.

Electrical Switches

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

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

The appliances in the Kitchen performed as intended, with any exceptions noted below. However, these are older appliances and are nearing the end of their expected service life. Although functioning as intended, repair and/or replacement should be anticipated due to their age.

Cooktop And Range

*** One or more of the cook top burners were not functioning as intended. We recommend further evaluation with remedy as necessary by a qualified tradesman to restore proper operation.

Oven

*** The oven could not be tested. There was no power to the appliance.

Dishwasher

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

Microwave

*** The microwave could not be tested. there was no power to the device.

Kitchen Exhaust

*** The kitchen exhaust was filled with debris from a bird nest. We recommend cleaning of the vent pipe, and an appropriate bird screening be applied to the vent at the roof.

Flooring

Flooring Condition

Vinyl Tile.

The general overall condition of the Kitchen Flooring was Satisfactory.

Lights

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

Kitchen Countertops

Kitchen Counter Top Material

The Kitchen Countertops were made of Ceramic Tile.

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.

Kitchen Cabinetry

Kitchen Cabinetry Condition

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

General Comments About The Kitchen

Repairs are needed in the kitchen as indicated above or in other sections of this report.

BATHROOMS

Components and Drainage

Wash Basins

The Wash Basins were made of. a Cultured Marble material.

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 Guest Bath Tub was made of, Cast Iron with a porcelain finish.

Shower

The Tub/Shower surround walls were surfaced with, Ceramic Tile.

Shower Pan

The Pan or Floor of the Showers was made of, Ceramic Tile.

Shower Pan Condition

No signs of leakage were visible from the shower pan or pans.

Wash basin Drains

*** The drain stop was missing or not working properly for the wash basin in the Hall Bathroom.

SUGGESTION: The drain stop should be repaired or replaced to restore full function by a qualified and competent contractor.

*** The hall bathroom sink drain and/or drain trap were leaking. We recommend repair as necessary to stop the leakage by a qualified and competent plumber.

Bathtub Drains

*** The drain stop was missing or not working properly in the Hall/Guest Bathtub.

SUGGESTION: All missing, damaged or non functioning drain stops should be repaired or replaced by a qualified and competent plumber.

*** The Master shower, and sink drain were slow.

SUGGESTION: The trap should be cleaned of hair, etc. If this does not correct the condition, the drain line should be cleaned or otherwise repaired as necessary by a qualified and competent plumber to restore proper operation. These drains may be affected by the deteriorated vent at the roof. Base board trim in the master bedroom appears to have past moisture damage which may be from the shower. 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.

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 Breakers were not installed for the bathroom outlets. This could pose a serious safety condition and we recommend further evaluation with remedy as necessary by a qualified and competent electrician.
RECOMMENDATION: We advise that GFCI receptacle protection be installed according to current applicable standards as a safety upgrade wherever needed.

Bathroom Ventilation

***The ventilation and removal of moist air in this bathroom relies sole on a window which must be opened . Failure to open windows can allow excessive moisture build up, and mildew and deterioration of finished surfaces can occur.

Calking And Grout

Condition

*** Joint caulking in or around the shower/tub walls in all the tubs and showers was deteriorated, mildewed or sloppy.
SUGGESTION: Deteriorated, mildewed or sloppy caulking should be removed and the enclosure should be re-caulked, to reduce the potential for water penetration and possible damage to the framing and surrounding materials.

Calking Maintenance Information

Maintenance of the caulking around the bathtubs and showers is extremely important, especially at the points where the bathtubs and showers meet the floor. Failure to maintain a water-tight seal at these locations will often result in damage to flooring, sub flooring and possibly framing. Also Bio-organic growth can result within the walls due to moisture penetration. The use of high quality sealants is recommended and installation by professionals is also recommended.

Cabinets/Countertops

Counter Top Materials

Cultured Marble.

Cabinet / Countertop Condition

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

Heating

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

General Comments

The finished surfaces, hardware, windows, and doors were generally found to be in acceptable condition at the time of our inspection. However, routine maintenance, as noted above or in other sections of this report, is indicated.

ATTIC

The "R" value of insulation refers to its ability to Resist heat flow through the insulating material. Heat travels into buildings in three ways: Radiation, Conduction, and Convection. In order for any insulation to be effective, it must be installed tightly up against an air barrier (to resist convection heat flow) and be of low density (to resist radiation of heat). The air barrier also stops heat movement by conduction.

Useful Information About The Attic

Structure

The roof structure covering this building was a conventional, wooden rafter and ceiling joist system.

Sheathing

In residential construction, the roof sheathing is the material directly supporting the roof covering (structure.) The sheathing used in this building was tongue and groove decking installed over the wooden rafters or trusses.

Insulation

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

Attic Access Entry Information

Location:

The attic was accessible through an access panel in the ceiling of the Master Bedroom Closet, and in the laundry room.

Observed

The attic was inspected from within.

Access Door/Hatch

***It is recommended that the attic access door be lined with insulation to prevent cooling loss.

Ridge Beam

The ridge beam was installed and functioning as intended.

Rafters

The roof structure was constructed in a manner of houses of this type or age. The rafters, which are the boards that support the roof sheathing, were generally in acceptable condition.

Purlins

Definition

Purlins, are boards designed to transfer weight from the rafters perpendicularly to an interior support wall. They are designed to provide some mid-span support for the rafters.

Condition

Purlins were properly installed and were performing as intended.

Ceiling Joists

Definition

Ceiling joists are structural members which support the finished ceiling and often serve as important components of the roof structure.

Condition

The ceiling joists were generally in acceptable condition.

The roof sheathing is the material used to directly support the roofing. The sheathing spreads the weight of the roofing material evenly across the roof support structure, and provides lateral and cross support for the roofing structure.

Roof Sheathing

The primary roof sheathing material used on this building, where visible was 1"x wooden planks, The visible roof sheathing was in acceptable condition.

Attic Insulation

Condition

*** The insulation above the living spaces in the building was minimal according to current industry building standards. Adding insulation to increase the thermal resistance of the area would enhance the energy efficiency of the building.

Attic Ventilation

*** The attic was ventilated, but minimally. Adequate attic ventilation is important for the dissipation of heat and moisture. Improvement to the ventilation of this building's attic space is suggested as part of a comprehensive maintenance program.

Moisture Evidence

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

Plumbing Vent Lines In The Attic

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

Attic Wiring

The visible wiring in the attic was in acceptable condition.

Air Distribution Ducts

The distribution ducts were properly installed and in acceptable condition.

General Comments About The Conditions In The Attic

During the inspection, conditions were observed in the attic indicating the need for further evaluation and/or attention as necessary as noted in this section or elsewhere in our report.

ROOF

Useful Descriptive Information About This Roof

Roofing Coverage Area

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

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 three tab asphalt composition shingle (water shed type) 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.

Composition Shingles

*** Shingle fasteners were exposed (visible) in several areas. This indicates an improper overlap of the shingles and is an unapproved method of installation. *RECOMMENDATION:* This roofing should be further evaluated with remedy as necessary by a qualified and competent roofing contractor.

***Tree branches have caused premature wear and mechanical damage to the roof surfaces. These surfaces should be evaluated by a competent and licensed roofing contractor.



Metal Roof Surface

*** The metal roofing was bent and wind damaged in one or more areas. Moisture leakage is probable. *RECOMMENDATION:* We recommend further evaluation with remedy as necessary by a qualified and competent roofing contractor.



Cricket Flashings

*** No appropriate drainage cricket or "saddle" is installed at the wide fireplace chimney. We strongly recommend that a properly designed cricket be installed at the chimney when the roofing is replaced at some point in the future. In the mean time, the condition of the roof behind the chimney should be monitored with maintenance performed as necessary to prolong the roof life in this ponding water area.

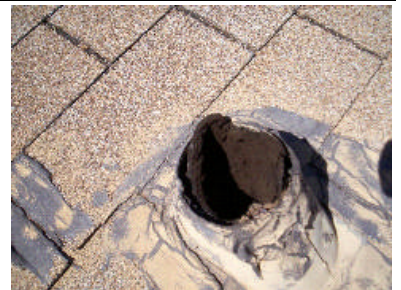


Metal Edge Flashing

A metal drip edge has been installed at the low edges of the roof.

Plumbing Vents

*** One or more of the plumbing vents was plugged. These should be unplugged to properly vent the system.



Chimney On Roof

*** The chimney was in acceptable condition. However, no spark or rain cap had been installed above the flue to prevent the escape of hot embers or rain entry.

SUGGESTION: As an upgrade, a chimney spark arrester/rain cap should be installed.



*** The mortar cap was significantly deteriorated.

SUGGESTION: The mortar cap should be repaired to protect the top of the chimney.

Chimney Flue

The Chimney Flue functions as intended at the time of this inspection.

Appliance Vents/Flues

*** The gas appliance vent pipe is corroded above the roof line.

SUGGESTION: We recommend that it be prepped and painted with a rust inhibitor coating to restore it's cosmetic appearance and prevent damage from corrosion.



Debris Considerations

Moss and/or debris from trees was observed on the roof surface. This will restrict drainage of the roof, gutters and downspouts.

SUGGESTION: Debris on the roof should be removed to reduce the potential for damage to the roof, and reduce the potential for moisture intrusion on the building.



General Comments About The Roof

Condition

The roof was determined to be near the middle of its life expectancy. We recommend that a qualified and competent roofing contractor be retained to evaluate the condition of the roofing and determine what corrective action will be necessary to bring the roofing up to acceptable condition.

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.