



BROWN & CO.
PROPERTY INSPECTIONS

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<http://www.brownandcoinspections.com>



RESIDENTIAL HOME INSPECTION REPORT

7218 N Vía De Paesia
Scottsdale, AZ 85258

The Betty D. Bigelow Revocable Trust dated September 21, 1992 Grant L. Getman, Sole Trustee
JANUARY 8, 2024



Inspector

Aaron Peterson

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TABLE OF CONTENTS

1: Inspection Details	7
2: Structural	8
3: Exterior	10
4: Garage	20
5: Roof & Attic	24
6: Heating, Ventilation & Air Conditioning	29
7: Plumbing	32
8: Electrical	40
9: Interior	48
10: Kitchen Appliances	51
Standards of Practice	53

We sincerely thank you for choosing Brown & Co. Property Inspections for this important step in your home buying journey. We have designed this report to be both thorough and easy to interpret. Each section will contain a grid to illustrate which systems and components were inspected, which were not, and which are in need of service or replacement.

"Inspected" indicates the component or system was present and able to be visually inspected and/or tested.

"Not Inspected" indicates the component or system was present but was not able to be visually inspected and/or tested. The reason, such as an obstruction, will be documented.

"Not Present" indicates the component or system is not present.

"Service/Replacement" indicates the component or system was inspected and found to be damaged and/or in a condition in which service or replacement is needed to regain the intended function and/or to prevent damage to surrounding materials.

Please note the designation of "Inspected" without the additional designation of "Service/Replacement" does not indicate the system or component is free from cosmetic deficiency. Such cosmetic deficiencies may or may not be included in this report. Certain items marked as inspected may include instructions to monitor for conditions that *may* develop after the inspection.













We encourage the customer to consult a licensed, qualified contractor for all services. Certain recommendations will include the type of contractor we recommend consulting, such as a qualified/licensed plumber or electrician. Others may be more broad and simply suggest a qualified/licensed general contractor. Please note it is common to report on conditions where regular maintenance is due. Some of these maintenance items may be able to be performed by a qualified home owner, depending on the abilities of the home owner. We recommend consulting a qualified professional for ALL common and regular maintenance items mentioned where the homeowner does not feel they can adequately and safely perform the task.

Should you have any questions regarding the information in your report, please do not hesitate to contact us at 480-290-2225. Again, we genuinely appreciate your business and wish you the best of luck with the remainder of your transaction.

SUMMARY

- ⊖ 2.1.1 Structural - Foundation: Spalling and cracking
- 🔧 3.1.1 Exterior - Driveway and Walkways: Uneven walkway/transition
- 🔧 3.2.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Improper Grade/Slope
- 🔧 3.2.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: No Drain Channel/Limited Drainage
- 🔧 3.2.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Planter (Masonry Structure)
- 🔧 3.2.4 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Downspout(s) terminate next to structure
- ⊖ 3.3.1 Exterior - Cladding/Siding, Flashing & Trim: Stucco Cracks/Chips
- 🔧 3.3.2 Exterior - Cladding/Siding, Flashing & Trim: Unsealed exterior light(s)
- 🔧 3.3.3 Exterior - Cladding/Siding, Flashing & Trim: Unsealed Penetration(s)
- ⊖ 3.3.4 Exterior - Cladding/Siding, Flashing & Trim: Water damage
- 🔧 3.3.5 Exterior - Cladding/Siding, Flashing & Trim: Siding contacting roof covering
- ⊖ 3.5.1 Exterior - Eaves, Soffits & Fascia: Water damage
- 🔧 3.6.1 Exterior - Exterior Entry Doors: Door not sealed when closed
- ⊖ 3.6.2 Exterior - Exterior Entry Doors: Water damage
- 🔧 3.6.3 Exterior - Exterior Entry Doors: Screen doors hard to slide
- 🔧 3.6.4 Exterior - Exterior Entry Doors: Missing threshold screws
- 🔧 3.6.5 Exterior - Exterior Entry Doors: Damaged screen handle/lock
- ⊖ 3.7.1 Exterior - Windows: Apparent Failed Window Seal(s)
- 🔧 3.7.2 Exterior - Windows: Corner bead gaps
- 🔧 3.8.1 Exterior - Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways: Exterior Drywall Ceiling (separation)
- 🔧 3.8.2 Exterior - Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways: Separation between stucco and drywall
- 🔧 3.8.3 Exterior - Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways: Cracked/damaged slab
- 🔧 3.8.4 Exterior - Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways: Hollow/cracked tile
- 🔧 4.1.1 Garage - Walls, Ceiling & Firewall Separation : Drywall cracks (non-firewall)
- ⊖ 4.1.2 Garage - Walls, Ceiling & Firewall Separation : Water stains/damage
- ⊖ 4.2.1 Garage - Floor: Cracked slab/slightly offset
- 🔧 4.3.1 Garage - Garage Overhead Door(s): Separated/Unsealed weatherstripping
- 🔧 4.3.2 Garage - Garage Overhead Door(s): Noisy door
- ⚠️ 4.4.1 Garage - Garage Door Opener(s) & Safety Functions : Auto Reverse Test
- 🔧 4.6.1 Garage - Cabinets: Damaged garage cabinets
- ⊖ 5.1.1 Roof & Attic - Roof Coverings: Cracked/Damaged Tile
- 🔧 5.1.2 Roof & Attic - Roof Coverings: Debris on roof
- 🔧 5.1.3 Roof & Attic - Roof Coverings: Evidence of ponding
- ⊖ 5.1.4 Roof & Attic - Roof Coverings: Tile roof underlayment

- 🔧 5.1.5 Roof & Attic - Roof Coverings: Exposed/unsealed fasteners
- ⊖ 5.1.6 Roof & Attic - Roof Coverings: Blistering foam
- 🔧 5.2.1 Roof & Attic - Flashings: Missing kick-out flashing
- ⊖ 5.2.2 Roof & Attic - Flashings: Missing flashing along fascia
- 🔧 5.4.1 Roof & Attic - Roof Drainage Systems: Clear gutters
- 🔧 5.6.1 Roof & Attic - Insulation & Vapor Retarders : Apparant Low, missing or displaced insulation
- ⊖ 6.1.1 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Oversized breaker
- ⊖ 6.7.1 Heating, Ventilation & Air Conditioning - Interior Venting Systems (Fans) : Inoperable ventilation fan
- 🔧 6.7.2 Heating, Ventilation & Air Conditioning - Interior Venting Systems (Fans) : Debris inside fan ducts
- ⚠️ 6.8.1 Heating, Ventilation & Air Conditioning - Dryer Vent : Dryer Lint in Vent
- 🔧 7.1.1 Plumbing - Water Supply & Distribution System: Piping installed above walkway
- 🔧 7.1.2 Plumbing - Water Supply & Distribution System: Irrigation not able to be tested
- ⊖ 7.2.1 Plumbing - Main Water Shut-off Device: Corrosion/evidence of leaking
- 🔧 7.4.1 Plumbing - Hot Water Systems : Water heater drip pan
- 🔧 7.4.2 Plumbing - Hot Water Systems : Corrosion at inlet/outlet
- ⊖ 7.4.3 Plumbing - Hot Water Systems : TPR Pipe Termination not Located
- ⚠️ 7.7.1 Plumbing - Exterior Hose Bibs: Missing hose bib vacuum breakers
- 🔧 7.7.2 Plumbing - Exterior Hose Bibs: Leaking handle(s)
- 🔧 7.8.1 Plumbing - Sinks & Faucets : Evidence of leaking
- 🔧 7.8.2 Plumbing - Sinks & Faucets : Calcium/corrosion at supply valves
- 🔧 7.8.3 Plumbing - Sinks & Faucets : Sprayer does not fully retract
- 🔧 7.9.1 Plumbing - Bathtubs & Showers : Showerhead leak (at attachment)
- 🔧 7.9.2 Plumbing - Bathtubs & Showers : Missing drain stop
- ⊖ 7.9.3 Plumbing - Bathtubs & Showers : Chips in tub finish
- 🔧 7.9.4 Plumbing - Bathtubs & Showers : Slow to drain
- 🔧 7.9.5 Plumbing - Bathtubs & Showers : Minor grout cracking
- ⊖ 7.9.6 Plumbing - Bathtubs & Showers : Seized diverter
- 🔧 7.10.1 Plumbing - Toilets : Calcium/Corrosion at supply valves
- 🔧 8.2.1 Electrical - Service Equipment, Distribution Panels & Grounding : Faded circuit labeling
- 🔧 8.2.2 Electrical - Service Equipment, Distribution Panels & Grounding : Missing one dead front screw
- 🔧 8.3.1 Electrical - Branch Circuit Conductors & Over-Current Devices: Non OEM breaker
- ⊖ 8.3.2 Electrical - Branch Circuit Conductors & Over-Current Devices: Undersized Conductors
- 🔧 8.3.3 Electrical - Branch Circuit Conductors & Over-Current Devices: De-stranded conductors
- ⊖ 8.4.1 Electrical - Conduit & Wiring : Conduit detached from fitting
- ⊖ 8.4.2 Electrical - Conduit & Wiring : Missing enclosure cover(s)
- 🔧 8.6.1 Electrical - Receptacles & GFCI Devices : Loose receptacle(s)
- 🔧 8.6.2 Electrical - Receptacles & GFCI Devices : Missing interior receptacle cover(s)
- ⚠️ 8.6.3 Electrical - Receptacles & GFCI Devices : Missing GFCI Protection per Current Standards
- 🔧 8.6.4 Electrical - Receptacles & GFCI Devices : Non-outdoor cover(s)
- ⊖ 8.6.5 Electrical - Receptacles & GFCI Devices : Damaged receptacle/cover
- ⊖ 8.6.6 Electrical - Receptacles & GFCI Devices : GFCI stutters

-  8.7.1 Electrical - Light Fixtures, Ceiling fans and Switches : Fan (motor) did not respond
-  8.7.2 Electrical - Light Fixtures, Ceiling fans and Switches : Damaged motion sensor cover
-  8.9.1 Electrical - Smoke Detectors: No Bedroom smoke detectors
-  8.9.2 Electrical - Smoke Detectors: Removed smoke detector(s)
-  9.1.1 Interior - Walls & Ceilings : Drywall cracks/tape seams
-  9.1.2 Interior - Walls & Ceilings : Drywall bulges
-  9.1.3 Interior - Walls & Ceilings : Separated baseboards
-  9.3.1 Interior - Interior Doors & Closets : Pocket door lock
-  9.3.2 Interior - Interior Doors & Closets : Door closes automatically
-  9.4.1 Interior - Countertops & Cabinets: Stains and Swelling
-  9.4.2 Interior - Countertops & Cabinets: Missing caulk or grout
-  10.3.1 Kitchen Appliances - Range/Oven and Cooktop: Missing Anti-tip device

1: INSPECTION DETAILS

Information

In Attendance

Inspector Only

State of Occupancy

Mostly/Fully Furnished

Type of Building

Multi-family, One Story,
Townhome/Patio Home

Temperature

Below 60 Degrees F

Weather Conditions

Clear

Rain Within Last 3 Days

No

2: STRUCTURAL

		IN	NI	NP	S
2.1	Foundation	X			X
2.2	Floor Structure	X			
2.3	Wall Structure	X			
2.4	Ceiling Structure	X			
2.5	Columns & Beams	X			
2.6	Roof Structure	X			
2.7	Basement/Crawlspace			X	

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Foundation: Type

Poured Concrete Slab-on-Grade

Floor Structure: Type(s)

Concrete Slab

Wall Structure: Type(s)

Wood Framed, Masonry

Ceiling Structure: Type(s)

Assumed wood, Framing is not visible

Columns & Beams : Type(s)

Solid wood

Roof Structure : Type

Assumed wood trusses, Not able to be observed

Potential for lead-based paint (pre-1978)

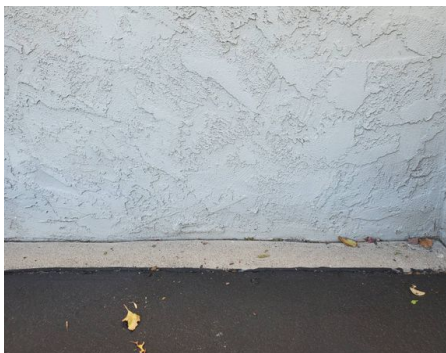
The use of lead in the manufacturing of paint was banned by the EPA in 1978. This home was constructed prior to the banning of lead paint. Paint could be sampled by a qualified specialist/abatement professional to determine if lead is present. More information regarding lead-based paint can be found [HERE](#).

Popcorn ceiling (pre-1978)

Popcorn ceiling is applied in the home. The use of asbestos in the manufacturing of this ceiling texture was banned in 1978. Ceiling texture in the home could be sampled by a qualified specialist/abatement professional to determine if asbestos is present.

Foundation: Stucco to grade

Stucco is applied over the foundation to grade at exterior walls. The exterior foundation walls were not able to be observed in these areas.



Floor Structure: Inspected - Covered

The floor structure was covered by flooring and/or drywall. No indication of major movement or damage was observed.

Wall Structure: Inspected - Covered

The wall structure was covered by exterior siding and/or drywall. Conditions such as stucco cracks and drywall cracks will be documented in the exterior and interior sections if observed.

Columns & Beams : Patio cover framing inspected

Exposed patio cover columns and beams were observed. Common wear and tear conditions will be documented in the exterior section if observed.

Service/replace

2.1.1 Foundation

SPALLING AND CRACKING

REAR OF HOME

Cracks/fractures as well as spalling concrete conditions were observed. These are sometimes indications that rain water is not sufficiently draining away from the home. I recommend the affected areas be assessed and repaired by a licensed concrete/foundation repair professional. I recommend monitoring the foundation as well as drainage conditions around the foundation. Drainage conditions should be corrected anywhere water collects close to/against the foundation after rain.

Service/Replacement Items



3: EXTERIOR

		IN	NI	NP	S
3.1	Driveway and Walkways	X			X
3.2	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.3	Cladding/Siding, Flashing & Trim	X			X
3.4	Exterior Paint	X			
3.5	Eaves, Soffits & Fascia	X			X
3.6	Exterior Entry Doors	X			X
3.7	Windows	X			X
3.8	Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways	X			X
3.9	Fence	X			
3.10	Gates	X			

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Cladding/Siding, Flashing & Trim:

Material(s)

Plywood/panel siding, Stucco
applied over masonry

Reference Photos



Exterior Paint : Minor flaking

Small areas of flaking paint were observed, however, paint overall appears in serviceable condition. Loose paint should be scraped and surfaces repainted.



Windows: Screens removed

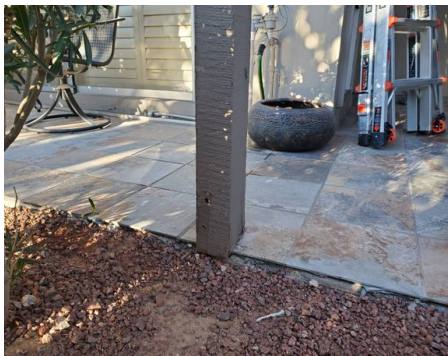
Window screens have been removed. A window professional can be consulted to replace screens if needed.

Windows: Interior window coverings

Interior window coverings installed at the time of the inspection limit the ability to fully observe window conditions.

Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways: Wood posts contacting concrete

Wood posts are installed directly on top of the concrete slab. This method of construction was common when the home was built, however metal bases would now typically be installed to help prevent water damage and decay.



Fence: Inspected

Exterior fence and/or block wall materials were observed and appear in reasonable serviceable condition given the age of the home.

Gates : Inspected

Exterior gate(s) were observed and tested, and appear in reasonable serviceable condition given the age of the home.

Service/replace

3.1.1 Driveway and Walkways

UNEVEN WALKWAY/TRANSITION

FRONT OF HOME

The uneven walkway/transition *could* be a trip concern. I recommend caution when walking in the area. A qualified hardscape repair professional could be consulted for service if needed.



Maintenance/Improvement Items



3.2.1 Vegetation, Grading, Drainage & Retaining Walls



Maintenance/Improvement Items

IMPROPER GRADE/SLOPE

FRONT AND REAR OF HOME

Exterior grade is flat and/or negatively sloped in some areas. A slope of approximately **1 inch per foot away** from the foundation is recommended for at least the first few feet so that proper drainage can be maintained. I recommend grading conditions be corrected where necessary by a qualified grading or landscape professional.



3.2.2 Vegetation, Grading, Drainage & Retaining Walls



Maintenance/Improvement Items

NO DRAIN CHANNEL/LIMITED DRAINAGE

REAR OF HOME

Drainage between the foundation and driveway/walkway areas appears limited. Rain water held against and/or allowed to drain below the foundation can cause concrete damage as well as structural issues. I recommend drain channels be installed where missing by a qualified hardscape contractor.

3.2.3 Vegetation, Grading,
Drainage & Retaining Walls

Maintenance/Improvement Items

PLANTER (MASONRY STRUCTURE)

FRONT OF HOME

A planter is installed at the front of the home. Soil is held against the exterior wall in the area. Visibility of the wall is limited. This can cause moisture to be held against the wall which can lead to damage/deterioration. I recommend removing the planter.



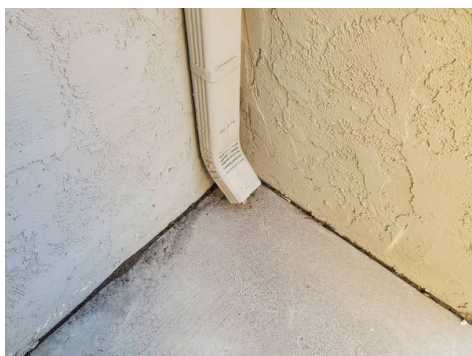
3.2.4 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance/Improvement Items

DOWNSPOUT(S) TERMINATE NEXT TO STRUCTURE

FRONT AND REAR OF HOME

Gutter downspout(s) terminate next to the structure. It is recommended gutters discharge a few feet away from the structure. A qualified professional can be consulted to extend downspouts where needed.



3.3.1 Cladding/Siding, Flashing & Trim

 Service/Replacement Items

STUCCO CRACKS/CHIPS

Stucco cracks/chips and damage was observed in some areas. Cracking is often a result of the natural curing process however can also be an indication of settling or movement. Stucco cracks are typically be sealed when they reach the point where water could penetrate. A siding repair professional should be consulted for service.





3.3.2 Cladding/Siding, Flashing & Trim

 Maintenance/Improvement Items

UNSEALED EXTERIOR LIGHT(S)

FRONT OF HOME

Some exterior light fixtures are loose and/or the enclosures are not sealed against the exterior wall. These exterior wall openings can allow pest and/or moisture intrusion. I recommend securing and sealing around all the exterior lights. A qualified handy person could be consulted for service if needed.



3.3.3 Cladding/Siding, Flashing & Trim

 Maintenance/Improvement Items

UNSEALED PENETRATION(S)

FRONT AND REAR OF HOME

Exterior wall penetration(s) are not sufficiently sealed in some areas. Openings/penetrations should be sealed with approved exterior caulk/sealant to prevent pest and moisture intrusion.





3.3.4 Cladding/Siding, Flashing & Trim



Service/Replacement Items

WATER DAMAGE

Water damaged exterior trim was observed at the roof surface. Water damaged materials should typically be repaired/replaced. I recommend consulting a siding repair professional for service.



3.3.5 Cladding/Siding, Flashing & Trim



Maintenance/Improvement Items

SIDING CONTACTING ROOF COVERING

Siding is installed all the way to the roof covering. There should typically be a gap with visible flashing between siding and the roof covering. The condition may allow a degree of water damage along the roof-wall transition. I recommend monitoring and consulting a siding repair professional for service if/when necessary.



3.5.1 Eaves, Soffits & Fascia

WATER DAMAGE

FRONT OF HOME AND ROOF

Water stains/damage was observed at some roof eaves/overhang locations. These conditions appear to be a result of roof leaking. Observed conditions that can contribute to leaking have been documented in the roof section. Stains can typically be resealed and repainted. Damaged material should generally be replaced. A roofer should be consulted to assess above these areas.



Service/Replacement Items



3.6.1 Exterior Entry Doors

 Maintenance/Improvement Items

DOOR NOT SEALED WHEN CLOSED

The garage and house rear exterior door is not sufficiently sealed when closed. This can lead to pest and moisture intrusion. I recommend adjusting the door and/or installing additional weatherstripping where needed. A door repair professional can be consulted for service.



3.6.2 Exterior Entry Doors

 Service/Replacement Items

WATER DAMAGE

Water damage was observed at the garage exterior door/jamb. A qualified door repair professional can be consulted to replace material as needed.

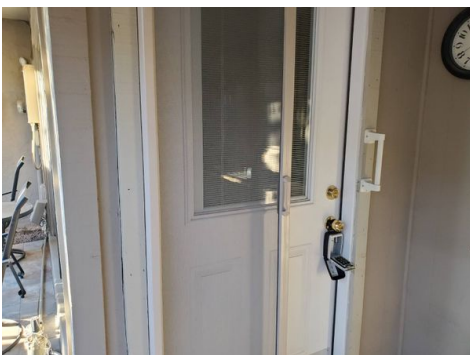


3.6.3 Exterior Entry Doors

 Maintenance/Improvement Items

SCREEN DOORS HARD TO SLIDE

The screen doors could be considered difficult to slide. I recommend cleaning and lubricating the tracks. A qualified door repair technician could be consulted for service if needed.



3.6.4 Exterior Entry Doors

MISSING THRESHOLD SCREWS

GARAGE

The door threshold is loose. Fasteners for thresholds are missing in some areas and should typically be added to help keep threshold secure.



Maintenance/Improvement Items



3.6.5 Exterior Entry Doors

DAMAGED SCREEN HANDLE/LOCK

The handle/lock for the living room screen door is damaged. A door repair professional can be consulted for service.



Maintenance/Improvement Items



3.7.1 Windows

APPARENT FAILED WINDOW SEAL(S)

Fogging, stains and/or discoloration was observed between dual pane window glazing. These conditions often indicate the seal has failed or is compromised. I recommend a qualified window repair contractor assess and replace glazing as/where necessary.



Service/Replacement Items



3.7.2 Windows

CORNER BEAD GAPS

FRONT OF HOME

There are gaps in the corners of the windows where exterior corner bead has reduced in size and separated. I recommend service/re-sealing by a qualified window repair professional.



Maintenance/Improvement Items



3.8.1 Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways

 Maintenance/Improvement Items

EXTERIOR DRYWALL CEILING (SEPARATION)

REAR OF HOME

Loose drywall tape and/or visible tape seams were observed at the exterior drywall ceiling. A drywall repair professional can be consulted for service as needed.



3.8.2 Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways

 Maintenance/Improvement Items

SEPARATION BETWEEN STUCCO AND DRYWALL

FRONT OF HOME

Separation between stucco and exterior drywall was observed. The intersection can be resealed as needed.



3.8.3 Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways

 Maintenance/Improvement Items

CRACKED/DAMAGED SLAB

FRONT OF HOME

The exterior concrete slab is cracked/damaged. I recommend consulting a qualified professional for service/repair.



3.8.4 Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways



Maintenance/Improvement Items

HOLLOW/CRACKED TILE

Some of the rear patio floor tile sound hollow when tapped/walked on as if they are not fully adhered. This could lead to cracking of tile and grout or lifting of tile. Furthermore, some cracked tile/grout was observed. I recommend repair by a qualified flooring professional.



4: GARAGE

		IN	NI	NP	S
4.1	Walls, Ceiling & Firewall Separation	X			X
4.2	Floor	X			X
4.3	Garage Overhead Door(s)	X			X
4.4	Garage Door Opener(s) & Safety Functions	X			X
4.5	Fire Door (to interior)			X	
4.6	Cabinets	X			X

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Garage Overhead Door(s):

Material

Metal, Insulated

Garage Overhead Door(s): Size(s)

Two Car

Reference Photos

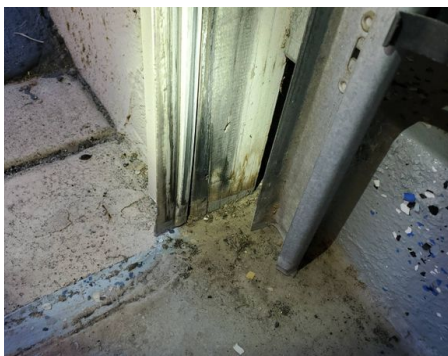


Limited inspection in garage

Inspection within the garage was limited to visible areas due to personal belongings and stored items.

Walls, Ceiling & Firewall Separation : Stained framing

Garage overhead door framing is stained near the bottom. This could be a condition that is conducive to wood destroying organisms. Wood may be able to be trimmed. A garage door repair professional should be consulted to review.



Garage Door Opener(s) & Safety Functions : Exterior control not tested

The exterior control for the garage overhead door operator was not tested as the code was not provided.

Service/replace

4.1.1 Walls, Ceiling & Firewall Separation

 Maintenance/Improvement Items

DRYWALL CRACKS (NON-FIREWALL)

Drywall cracks/unsealed openings were observed in the garage on some walls that would not be considered a firewall. I recommend repair as needed. A drywall repair professional can be consulted for service.

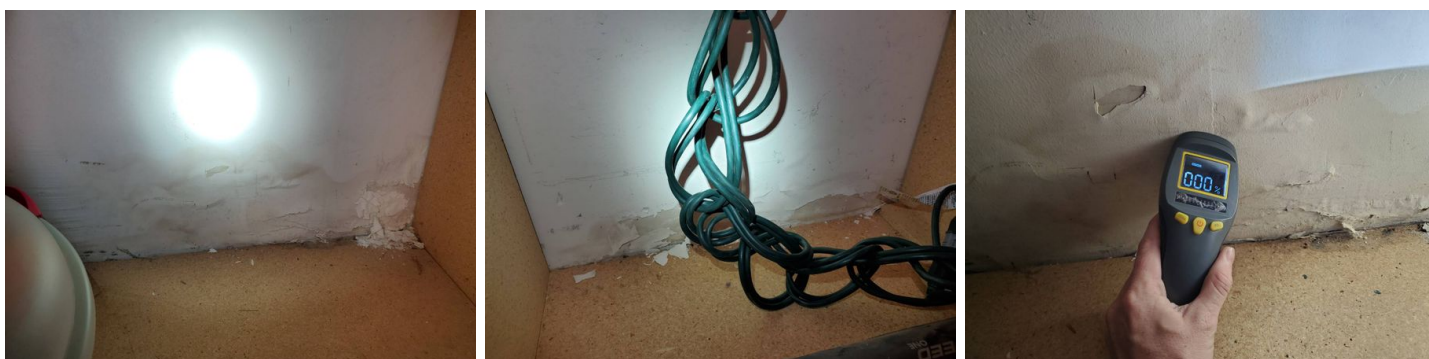


4.1.2 Walls, Ceiling & Firewall Separation

 Service/Replacement Items

WATER STAINS/DAMAGE

Water stains/damage was observed at the garage exterior facing wall. No visible plumbing or elevated moisture was observed near this area. Improper grading conditions were observed outside against this wall. I recommend correcting grading conditions around the home. Furthermore, I recommend consulting a licensed drywall repair professional for replacement of damage materials.



4.2.1 Floor

CRACKED SLAB/SLIGHTLY OFFSET
 Service/Replacement Items

The garage slab/floor is cracked and there is a degree of separation and offset concrete. A concrete repair professional should be consulted for service.



4.3.1 Garage Overhead Door(s)

SEPARATED/UNSEALED WEATHERSTRIPPING
 Maintenance/Improvement Items

Loose, unsealed or open garage overhead door weather-stripping observed. This can lead to water intrusion into the garage through the overhead door opening even when the door is closed. Weather-stripping can usually be secured and sealed if not damaged.



4.3.2 Garage Overhead Door(s)

NOISY DOOR
 Maintenance/Improvement Items

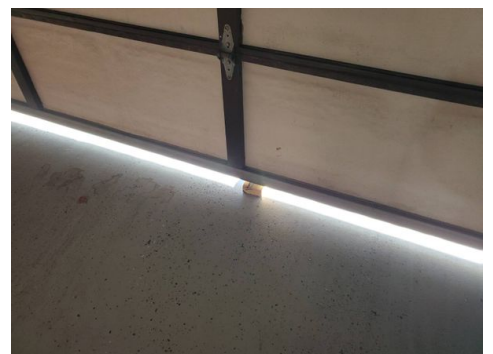
The garage overhead door is moderately noisy when opening and closing. This may be due to the installation of inconsistent door track roller hardware. The door appears mechanically sound otherwise. A garage door technician can be consulted to service the door as needed.



4.4.1 Garage Door Opener(s) & Safety Functions

AUTO REVERSE TEST
 Safety Items

The garage door operator did not reverse operation when the overhead door was met with a reasonable amount of resistance. This could cause bodily injury and/or personal property damage. I recommend consulting a garage door repair professional to adjust the travel setting.



4.6.1 Cabinets

DAMAGED GARAGE CABINETS

Damaged garage cabinet material/paneling was observed. A qualified/licensed professional can be consulted for service or replacement as needed.



Maintenance/Improvement Items



5: ROOF & ATTIC

		IN	NI	NP	S
5.1	Roof Coverings	X			X
5.2	Flashings	X			X
5.3	Skylights, Chimneys & Roof Penetrations	X			
5.4	Roof Drainage Systems	X			X
5.5	Attic Access			X	
5.6	Insulation & Vapor Retarders	X			X
5.7	Roof/Attic Ventilation			X	

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Roof Inspection Method(s)

Walked Roof

Roof Type/Style

Flat, Shed

Indications of Roof Leaking (past or present)

No indication of roof leaking observed at the time of the inspection

Attic Inspection

There is no attic

Roof Coverings: Type(s)

Concrete Tile, Asphalt Shingle, Foam

Insulation & Vapor Retarders :

Insulation Type

Unknown - no attic access

Insulation & Vapor Retarders :

Vapor Retarder

Unknown

Reference Photos



Roof Coverings: No bird block material installed

Please note there is no bird block material installed at the roof eaves. This material may not have been required when the home was built. A qualified roofer can be consulted to install bird block material as needed.



Skylights, Chimneys & Roof Penetrations: Inspected

Serviceable flashing material was observed from each roof penetration.

Limitations

Attic Access

NO ATTIC

There is no attic in the home. Items including but potentially not limited to roof framing, insulation, HVAC, plumbing and electrical components were not able to be observed.

Roof/Attic Ventilation

SEALED ATTIC

The sealed attic space is not vented by design.

Service/replace

5.1.1 Roof Coverings

CRACKED/DAMAGED TILE

Service/Replacement Items

Some of the roof tile are cracked/damaged. This can lead to rain water penetrating below tile and can expose the underlayment to UV. Prolonged water runoff and UV exposure may lead to premature wear/deterioration of the underlayment below the tile. I recommend consulting a qualified roofing professional for service.



5.1.2 Roof Coverings

DEBRIS ON ROOF

Maintenance/Improvement Items

Dust/debris accumulation was observed on the roof. Debris accumulation can lead to limited drainage and water intrusion. I recommend debris be removed by a qualified professional/roofer.



5.1.3 Roof Coverings

 Maintenance/Improvement Items

EVIDENCE OF PONDING

Areas of water retention/ponding were observed at the flat roof covering. Ponding water on the roof can prematurely deteriorate the roof covering material and lead to leaking. It will be important to keep the roof clear of dust/dirt and debris so that drainage is not further affected. I recommend consulting a qualified roofer periodically to assess the roof covering for signs of damage or deterioration.



5.1.4 Roof Coverings

 Service/Replacement Items

TILE ROOF UNDERLAYMENT

FRONT OF HOME



The tile roof underlayment installed appears to be original/approximately older than 20 years of age. The average/anticipated serviceable life of tile roof underlayment is approximately 20 to 30 years depending on material quality, quality of workmanship and other environmental factors. I recommend consulting a licensed roofing contractor to assess the underlayment condition. Please note I did not fully remove any roof tile during the inspection. Two tiles were lifted slightly. We do not guarantee the remaining serviceable life of the roof covering.

5.1.5 Roof Coverings

EXPOSED/UNSEALED FASTENERS



Maintenance/Improvement Items

Exposed/unsealed fasteners that penetrate the roof covering can (potentially) lead to water intrusion. I recommend having these fasteners sealed by a qualified roofer.



5.1.6 Roof Coverings

BLISTERING FOAM



Service/Replacement Items

Blistering/raised areas were observed at the foam roof surface. This often indicates moisture/air is trapped underneath the roofing membrane at these areas. I recommend consulting a qualified roofer for repair.



5.2.1 Flashings

MISSING KICK-OUT FLASHING

FRONT OF HOME



Maintenance/Improvement Items

Kick-out flashing is missing at the intersection of the roof covering and sidewalls in some areas. Kick-out flashing helps prevent moisture intrusion into the wall cavity and/or will help prevent exterior siding damage. I recommend adding kick-out flashing. A qualified roofer can be consulted for service.



5.2.2 Flashings

Service/Replacement Items

MISSING FLASHING ALONG FASCIA

FRONT OF HOME

Metal flashing is missing between the roof covering and roof eave fascia. I recommend having permanent flashing installed by a qualified roofer.



5.4.1 Roof Drainage Systems

Maintenance/Improvement Items

CLEAR GUTTERS

Debris observed in the roof gutters can/will limit drainage. I recommend clearing gutters as/when necessary.



5.6.1 Insulation & Vapor Retarders

Maintenance/Improvement Items

APPARANT LOW, MISSING OR DISPLACED INSULATION

GUEST BATHROOM

Attic insulation appears to be low, displaced, or missing as observed utilizing an infrared camera. I recommend consulting an insulation installer to add insulation where necessary.



6: HEATING, VENTILATION & AIR CONDITIONING

		IN	NI	NP	S
6.1	Central Cooling System(s)	X			X
6.2	Heating System(s)	X			
6.3	Normal Operating Controls	X			
6.4	Distribution System	X			
6.5	Heating/Cooling Source in Each Room	X			
6.6	Fireplaces			X	
6.7	Interior Venting Systems (Fans)	X			X
6.8	Dryer Vent	X			X

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

**Central Cooling System(s):
Number of Systems**

One

**Central Cooling System(s):
Type(s)**

Heat Pump

Central Cooling System(s): Energy Source

Electric

**Central Cooling System(s): Year
Manufactured (Package Unit)**

2023

**Central Cooling System(s):
Refrigerant Type**

R-410

**Central Cooling System(s):
Condensate drain discharge
location(s)**

Roof/gutter

**Heating System(s): Number of
Systems**

One

Heating System(s): Type(s)

Heat Pump - Forced Air

Heating System(s): Energy Source

Electric

**Heating System(s): Heat System
Testing**

Heat pump tested in heat mode

**Heating System(s): Combustion
Air Provided**

NA

Distribution System: Type

Ducts, Not Visible

**Distribution System: Return/Filter
Location(s)**

Hall

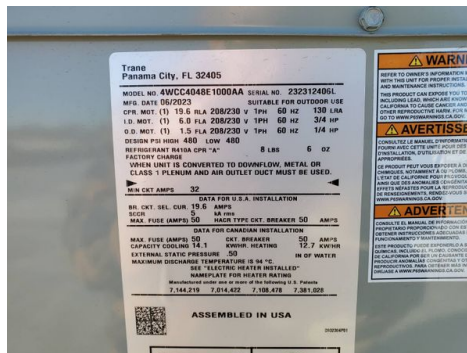
**Interior Venting Systems (Fans) :
Locations**

Bathrooms, Laundry room/area,
Microwave

Dryer Vent : Discharge location

Roof

Reference Photos



Central Cooling System(s): Tested in heat mode

The heat pump system was tested in heat mode only has the exterior temperature was below 60° at the time of the inspection. Heat pump systems produce both warmed and cooled air.

Heating System(s): Functional heat pump

The heat pump system was tested in heat mode and warmed air to an acceptable temperature.



Normal Operating Controls : Inspected

Heating and cooling operating controls (thermostat) were observed and tested for basic functionality.

Distribution System: Serviceable Filter

The air filter appears serviceable, however may require replacement if in place until move-in.

Heating/Cooling Source in Each Room: Present in each living space

An active heating and cooling source was observed in each living space of the home.

Service/replace

6.1.1 Central Cooling System(s)

OVERSIZED BREAKER

The circuit breaker installed for the cooling system compressor/condenser unit is oversized per the data label. I recommend consulting a licensed electrician for service/correction.



6.7.1 Interior Venting Systems (Fans)

INOPERABLE VENTILATION FAN

GUEST BATHROOM



The ventilation fan did not respond when tested. I recommend service or replacement by a qualified professional/electrician.



6.7.2 Interior Venting Systems (Fans)

DEBRIS INSIDE FAN DUCTS



Maintenance/Improvement Items

Debris accumulation was observed inside some ventilation fan ducts. A licensed professional should be consulted to remove debris from the ducts.



6.8.1 Dryer Vent

DRYER LINT IN VENT



Safety Items

Accumulation of dryer lint was observed in the dryer vent. Lint is flammable and should be cleared periodically. I recommend having the vent cleaned by a qualified vent cleaning professional.



7: PLUMBING

		IN	NI	NP	S
7.1	Water Supply & Distribution System	X			X
7.2	Main Water Shut-off Device	X			X
7.3	Drain, Waste, & Vent System	X			
7.4	Hot Water Systems	X			X
7.5	Fuel Storage & Distribution Systems			X	
7.6	Sump Pump, Ejector Pump			X	
7.7	Exterior Hose Bibs	X			X
7.8	Sinks & Faucets	X			X
7.9	Bathtubs & Showers	X			X
7.10	Toilets	X			X
7.11	Washer Plumbing	X			

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Water Source

Public

Utility Water Meter

Observed

Water Pressure at Time of Inspection

Approximately 80 PSI

Water Supply & Distribution System: Observed Service Pipe Material(s)

Copper

Water Supply & Distribution System: Observed Distribution Pipe Material(s)

Copper

Main Water Shut-off Device: Location

Rear of home

Drain, Waste, & Vent System : Observed Material(s)

ABS

Drain, Waste, & Vent System : Observed Clean-out Location(s)

None observed

Hot Water Systems : Power Source

Electric

Hot Water Systems : Size/Type

40 Gallon Tank

Hot Water Systems : Location

Washer/Dryer Area

Hot Water Systems : Combustion Air Provided

NA

Hot Water Systems : Year Manufactured (per data label)

2020

Reference Photos



Water pressure close to/at 80 psi

Water pressure was close to/at 80 psi when tested. Pressure should be reduced if it exceeds 80 psi. I recommend re-testing periodically and consulting a licensed plumber to install a pressure regulating valve if pressure ever exceeds 80 psi.



Water Supply & Distribution System: No Indication of Water Flow at Meter

The utility water meter was observed with all fixtures off. The meter did not indicate water was flowing to the home.

Drain, Waste, & Vent System : Inspected

Drain, waste and vent system materials were observed where visible. Please note the majority of these materials are installed below the home and within walls. Issues below sinks will be documented in the "Sinks" section below, if observed.

Drain, Waste, & Vent System : No 2-way clean out observed

No 2-way (exterior/yard) plumbing clean-out was observed. Modern requirements include a plumbing clean-out near the intersection of the building drain and building sewer. A clean-out could be installed but covered with rock and/or soil or there may not be a clean-out installed. A qualified plumbing drain repair/installation professional could be consulted to install a clean-out if needed.

Sinks & Faucets : Missing escutcheon plates

There are no escutcheon plates installed for some plumbing penetrations. Escutcheon plates or trim rings are often installed to enclose the openings between plumbing penetrations and wall/cabinet materials.



Service/replace

7.1.1 Water Supply & Distribution System



Maintenance/Improvement Items

PIPING INSTALLED ABOVE WALKWAY

Irrigation distribution piping has been installed above the rear patio walkway surface. It would be considered preferable to have the plumbing installed below the walkway to prevent a tripping concern. A licensed plumber can be consulted to relocate plumbing as necessary.



7.1.2 Water Supply & Distribution System



Maintenance/Improvement Items

IRRIGATION TIMER NOT ABLE TO BE TESTED

The irrigation timer was unresponsive when I manually tested the timer using manufacturer's instructions. A qualified technician could be consulted for further assessment/service.



7.2.1 Main Water Shut-off Device

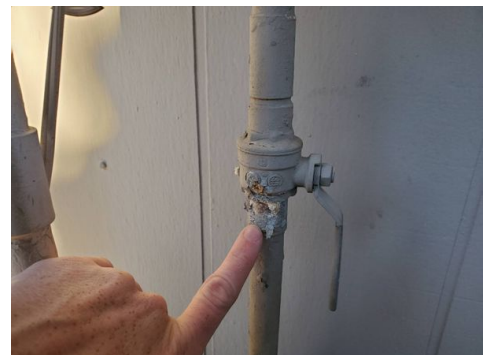


Service/Replacement Items

CORROSION/EVIDENCE OF LEAKING

FRONT OF HOME

Corrosive buildup/evidence of leaking was observed at the main water shut off valve. No active leaking or dripping was observed however leaks will sometimes self seal. Corrosion can also lead to water restriction. I recommend service/replacement of the valve by a qualified plumber.



7.4.1 Hot Water Systems



Maintenance/Improvement Items

WATER HEATER DRIP PAN

There is no drip pan installed below the water heater to help catch water in the event of a leak. A qualified professional/plumber can be consulted to install a drip pan.



7.4.2 Hot Water Systems



Maintenance/Improvement Items

CORROSION AT INLET/OUTLET

Corrosive build-up was observed at the water heater inlet and/or outlet fittings. Corrosion can lead to water restriction as well as material damage resulting in leaking. I recommend consulting a licensed plumber for service



7.4.3 Hot Water Systems



Service/Replacement Items

TPR PIPE TERMINATION NOT LOCATED

The water heater temperature/pressure relief valve discharge pipe termination could not be located. Monitoring for discharge is important so the pipe should terminate in a conspicuous/observable location. I recommend consulting a licensed plumber for further assessment.



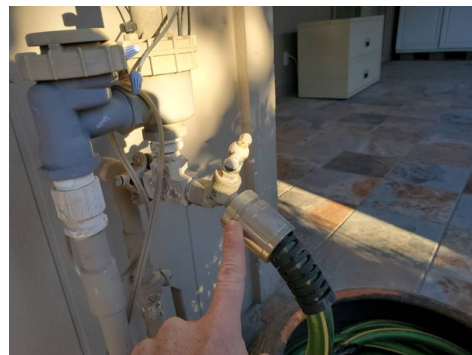
7.7.1 Exterior Hose Bibs



Safety Items

MISSING HOSE BIB VACUUM BREAKERS

A connected hose without a vacuum breaker may draw contaminated water into the clean/potable water supply. I recommend installing vacuum breakers where missing/before connecting hoses.



7.7.2 Exterior Hose Bibs

LEAKING HANDLE(S)

REAR OF HOME

Some hose bibs leak at the handles while water is flowing. A qualified plumber can be consulted for repair or replacement.

 Maintenance/Improvement Items



7.8.1 Sinks & Faucets

EVIDENCE OF LEAKING

KITCHEN AND GUEST BATHROOM

Evidence of previous leaking was observed. It is not evident that these leaks were serviced or repaired. Minor leaking can sometimes self seal however sinks should still be serviced/fittings should be tightened to prevent future leaking.

 Maintenance/Improvement Items



7.8.2 Sinks & Faucets

CALCIUM/CORROSION AT SUPPLY VALVES

KITCHEN AND BOTH BATHROOMS

 Maintenance/Improvement Items

Calcification and/or corrosion was observed at sink supply/shut-off valves. While no active leaking or dripping was observed at the valves the condition could indicate securing/tightening or replacement is necessary.



7.8.3 Sinks & Faucets

SPRAYER DOES NOT FULLY RETRACT



Maintenance/Improvement Items

The extendable kitchen sprayer does not fully retract. This will sometimes be caused by the weight below contacting stored items or plumbing. A licensed professional/plumber can be consulted for adjustment if necessary.



7.9.1 Bathtubs & Showers

SHOWERHEAD LEAK (AT ATTACHMENT)

PRIMARY BATHROOM



Maintenance/Improvement Items

Leaking from the shower-head attachment observed. I recommend securing fittings to try to stop the leak or replacing the showerhead if necessary. A qualified handy person could be consulted for service if needed.



7.9.2 Bathtubs & Showers

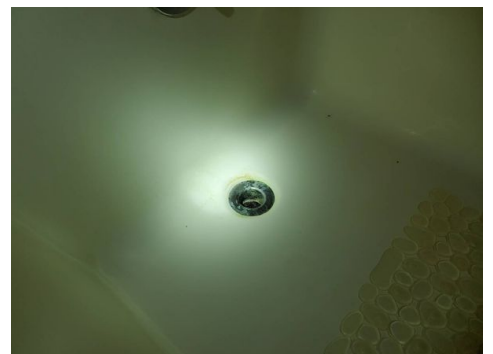
MISSING DRAIN STOP

GUEST BATHROOM



Maintenance/Improvement Items

The openable portion of the built-in drain stop is missing. A rubber stop could be used or a plumber could be consulted to replace the built-in stop.



7.9.3 Bathtubs & Showers

 Service/Replacement Items
CHIPS IN TUB FINISH

GUEST BATHROOM

Chipped/damaged finish was observed at the tub. I recommend patching/resealing damaged areas. A qualified professional should be consulted for service if needed.



7.9.4 Bathtubs & Showers

 Maintenance/Improvement Items
SLOW TO DRAIN

GUEST BATHROOM

Slow drainage was observed when the tub/shower was tested. I recommend consulting a licensed plumber for service.



7.9.5 Bathtubs & Showers

 Maintenance/Improvement Items
MINOR GROUT CRACKING

PRIMARY BATHROOM

Minor grout cracking was observed. I recommend resealing as/when necessary to help prevent water intrusion behind these materials.



7.9.6 Bathtubs & Showers

 Service/Replacement Items
SEIZED DIVERTER

GUEST BATHROOM

The diverter valve is seized/stuck in the shower position. Corrosion also observed at the tub spout. I recommend a qualified plumber service or replace the tub spout/diverter as needed.



7.10.1 Toilets

 Maintenance/Improvement Items
CALCIUM/CORROSION AT SUPPLY VALVES

GUEST BATHROOM

Calcium and/or corrosive buildup was observed at toilet supply valve(s). These conditions often indicate a degree of leaking and can restrict water flow. I recommend consulting a qualified professional/plumber to replace supply valves.



8: ELECTRICAL

		IN	NI	NP	S
8.1	Service Entrance & Conductors	X			
8.2	Service Equipment, Distribution Panels & Grounding	X			X
8.3	Branch Circuit Conductors & Over-Current Devices	X			X
8.4	Conduit & Wiring	X			X
8.5	Service Disconnects	X			
8.6	Receptacles & GFCI Devices	X			X
8.7	Light Fixtures, Ceiling fans and Switches	X			X
8.8	Doorbell	X			
8.9	Smoke Detectors	X			X
8.10	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Electrical Service Type

Underground

Size of Electrical Service (Amperage)

150A

Electrical Service Voltage

120/240V

Service Entrance & Conductors: Electrical Service Conductor Material

Aluminum

Service Equipment, Distribution Panels & Grounding : Main Distribution Panel Location

Rear of home

Service Equipment, Distribution Panels & Grounding : Sub-panel Location(s)

No sub-panels installed

Service Equipment, Distribution Panels & Grounding : Water Bond Observed

Yes, At Water Heater

Service Equipment, Distribution Panels & Grounding : Gas Bond Observed

NA - No Gas

Branch Circuit Conductors & Over-Current Devices: Branch Circuit Conductor Material(s)

Solid copper, Stranded Copper,
Stranded Aluminum

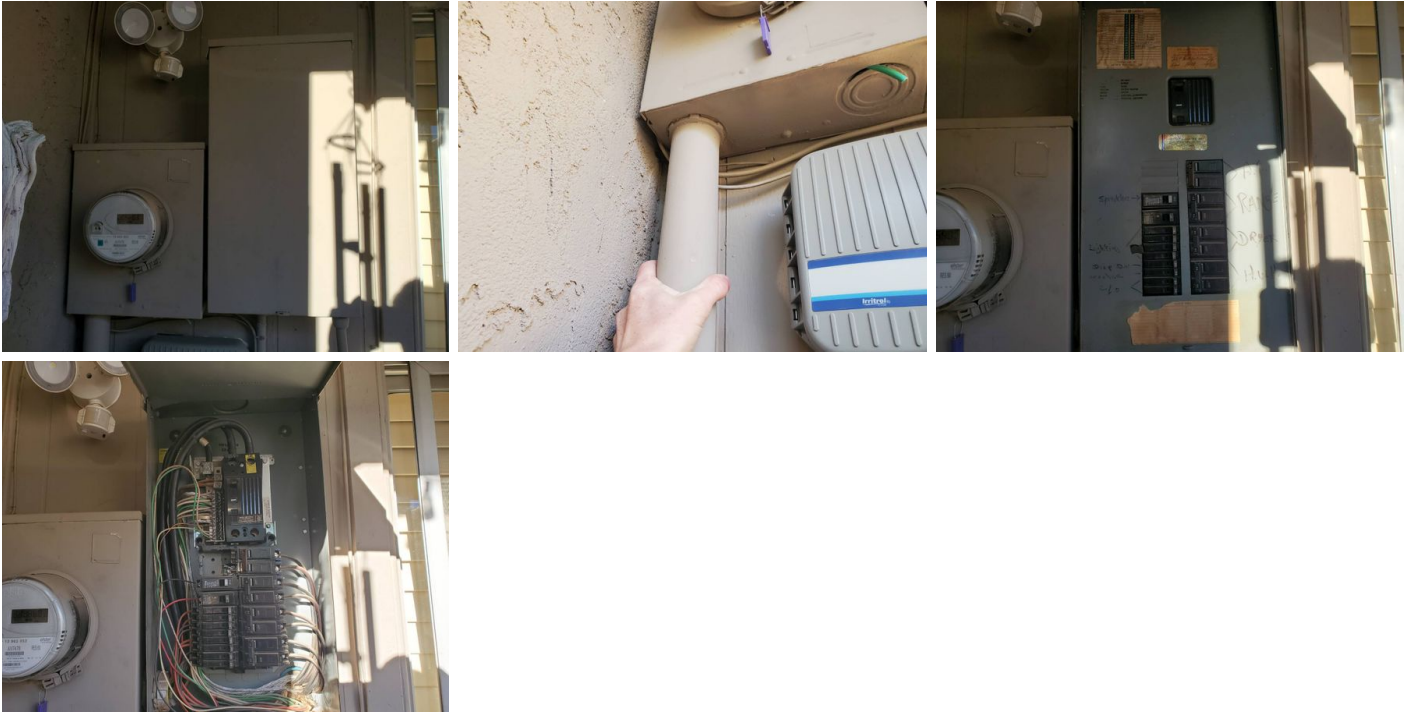
Branch Circuit Conductors & Over-Current Devices: Over- Current Device Type(s)

Circuit Breakers

Doorbell : Tested

The doorbell
responded/produced a chime
when tested.

Reference Photos



Branch Circuit Conductors & Over-Current Devices: No AFCI Breakers

There are no arc-fault circuit breakers installed. Arc-fault circuit breakers may not have been available or required when the home was built. Arc-fault circuit breakers can be added as a safety measure for the home. I recommend consulting a licensed electrician for further information and to install if needed.

Service Disconnects : Inspected

Electrical disconnects were inspected and appear in safe, serviceable condition.

Light Fixtures, Ceiling fans and Switches : Switch function

Great Room

I was not able to determine the function or operation of some switches. The switches may be disconnected. A qualified electrician could be consulted for further assessment.



Light Fixtures, Ceiling fans and Switches : Not able to test (HOA)

No switches were located to test the rear exterior lights. The lights *may* be controlled by an HOA maintained timer and would turn on at night if functional.



Smoke Detectors: Not Tested

Smoke detectors installed were not tested as a part of this inspection. Smoke detectors should be tested monthly. Batteries should be changed annually. Smoke detectors should be replaced after 10 years of use.

Service/replace

8.2.1 Service Equipment,
Distribution Panels & Grounding



Maintenance/Improvement Items

FADED CIRCUIT LABELING

Circuit labeling at the main electric service panel dead front cover is fading however is still legible. I recommend re-labeling while still legible. An electrician should be consulted to re-label if needed.



8.2.2 Service Equipment,
Distribution Panels & Grounding



Maintenance/Improvement Items

MISSING ONE DEAD FRONT SCREW

One of the fasteners to secure the main electric service panel dead front cover is missing. I recommend replacing the fastener. A qualified handy person or electrician can be consulted if needed.



8.3.1 Branch Circuit Conductors &
Over-Current Devices



Maintenance/Improvement Items

NON OEM BREAKER

A circuit breaker is installed that was not manufactured by the electrical service panel manufacturer. Electrical service panel manufacturers typically require their own/specific breakers be installed. I recommend consulting a qualified electrician to assess/replace the breakers as necessary.



8.3.2 Branch Circuit Conductors & Over-Current Devices

 Service/Replacement Items

UNDERSIZED CONDUCTORS

Electrical conductors are undersized/too small for the connected overcurrent device(s) for some circuits. This can lead to issues with excessive heat. I recommend consulting a qualified electrician for service/correction.

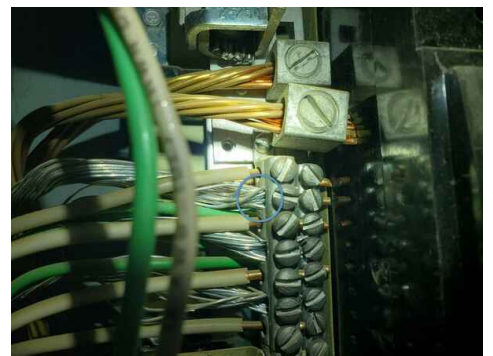


8.3.3 Branch Circuit Conductors & Over-Current Devices

 Maintenance/Improvement Items

DE-STRANDED CONDUCTORS

Stranded electrical conductors have been (partially) de-stranded. This can decrease the effective ampacity of the conductors. I recommend service/correction by a qualified electrician.



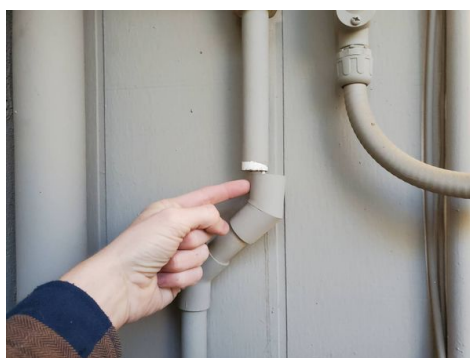
8.4.1 Conduit & Wiring

CONDUIT DETACHED FROM FITTING

LAUNDRY ROOM AND REAR OF HOME

 Service/Replacement Items

Electrical conduit is not properly secured at the connection and electrical conductors are partially exposed. I recommend consulting a licensed electrician for service.



8.4.2 Conduit & Wiring

MISSING ENCLOSURE COVER(S)

GARAGE

Enclosure cover(s) are missing. Conductors are exposed. I recommend installing blank covers so that conductors and splices are not exposed/visible.

 Service/Replacement Items

8.6.1 Receptacles & GFCI Devices

LOOSE RECEPTACLE(S)

FRONT OF HOME

Some of the receptacles are loose and easily moved within their enclosures or enclosures are loose in walls. I recommend securing where needed. An electrician can be consulted for service.

 Maintenance/Improvement Items

8.6.2 Receptacles & GFCI Devices

MISSING INTERIOR RECEPTACLE COVER(S)

BEHIND REFRIGERATOR

Missing interior receptacle cover(s) observed. Each receptacle should have a cover so that conductors and terminals are not exposed. I recommend installing covers where missing.

 Maintenance/Improvement Items

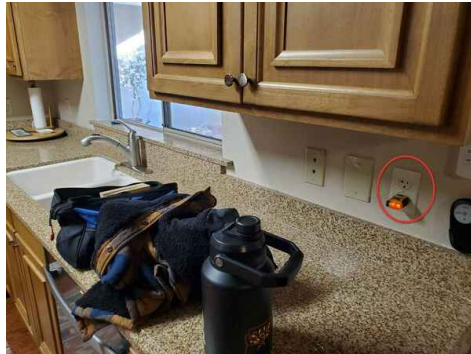
8.6.3 Receptacles & GFCI Devices

MISSING GFCI PROTECTION PER CURRENT STANDARDS

FRONT OF HOME AND KITCHEN

 Safety Items

Ground fault circuit interrupters (GFCI) are not installed in some locations where they are now required. Although GFCI protection may not have been required in these locations when the home was built it is recommended as a safety precaution. I recommend consulting a licensed electrician to install GFCI protection where it is missing.



8.6.4 Receptacles & GFCI Devices



Maintenance/Improvement Items

NON-OUTDOOR COVER(S)

REAR OF HOME

Receptacles installed outdoors should have specific outdoor-rated covers installed. I recommend replacing indoor covers with outdoor covers. A qualified professional/electrician should be consulted for service if needed.



8.6.5 Receptacles & GFCI Devices

DAMAGED RECEPTACLE/COVER

FRONT OF HOME

Receptacles/covers that are physically damaged should be replaced. I recommend replacement by a licensed electrician.



Service/Replacement Items



8.6.6 Receptacles & GFCI Devices

GFCI STUTTERS

BOTH BATHROOMS



Service/Replacement Items

The GFCI receptacles stutter when tripped. This could indicate the devices are nearing the end of its serviceable life and could become a safety concern if the receptacles do not trip quickly. I recommend replacement by a qualified professional/electrician.



8.7.1 Light Fixtures, Ceiling fans and Switches



Service/Replacement Items

FAN (MOTOR) DID NOT RESPOND

PRIMARY BEDROOM

The ceiling fan (motor) did not respond when tested. The fan was tested at wall switches and the pull chains. No remote was located. I recommend consulting a licensed electrician for service/repair.



8.7.2 Light Fixtures, Ceiling fans and Switches



Maintenance/Improvement Items

DAMAGED MOTION SENSOR COVER

REAR OF HOME

The exterior motion sensing light fixture sensor cover is damaged/missing. A qualified electrician could be consulted for service if needed.



8.9.1 Smoke Detectors



Safety Items

NO BEDROOM SMOKE DETECTORS

There are no smoke detectors installed in the bedrooms. Smoke detectors may not have been required when the home was built however are recommended as a safety precaution. I recommend a qualified electrician install smoke detectors in each bedroom.

8.9.2 Smoke Detectors



Safety Items

REMOVED SMOKE DETECTOR(S)

HALL

Smoke detector(s) have been removed in some rooms/areas. A qualified electrician could be consulted to replace if necessary.



9: INTERIOR

		IN	NI	NP	S
9.1	Walls & Ceilings	X			X
9.2	Floors	X			
9.3	Interior Doors & Closets	X			X
9.4	Countertops & Cabinets	X			X
9.5	Steps, Stairways, Balconies & Railings			X	
9.6	Separation Between Dwelling Units	X			

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Furnished home

The home was furnished at the time of the inspection. Inspection of building materials, finish materials, floors, doors, cabinets, countertops, shelving, windows as well as plumbing and electrical materials was limited to what was visible. Furniture and personal belongings were not moved.

Walls & Ceilings : Missing Door Stops

Door stops are missing in some areas. Door stops can help prevent damage to interior finish by preventing impact with door handles.

Floors: Inspected

Interior floors/floor coverings were observed. Standard "wear and tear" may be present in areas. Please note that carpet is not assessed as a part of standard Arizona home inspection. We encourage the buyer to observe flooring conditions within the inspection period if possible.

Countertops & Cabinets: Personal belongings below sinks

Inspection within cabinets was limited due to personal belongings. I recommend observing inside cabinets, specifically below sinks at final walk-through if possible.

Separation Between Dwelling Units : Inspected

No significant openings or breaches in the required firewall were observed.

Service/replace

9.1.1 Walls & Ceilings

DRYWALL CRACKS/TAPE SEAMS

GREAT ROOM AND DEN/OFFICE

Interior drywall cracks and/or separated tape seams were observed. Drywall can crack for various reasons including settling/movement and curing of framing. A drywall repair professional can be consulted for service.



Maintenance/Improvement Items



9.1.2 Walls & Ceilings

DRYWALL BULGES

PRIMARY BEDROOM CLOSET

Minor drywall bulges were observed between the interior wall and ceiling. This could be due to settling of the roof structure above. No major damage was observed. A qualified contractor could further assess if needed.

 Maintenance/Improvement Items



9.1.3 Walls & Ceilings

SEPARATED BASEBOARDS

Baseboards are loose/separated from drywall in some areas.

 Maintenance/Improvement Items



9.3.1 Interior Doors & Closets

POCKET DOOR LOCK

The primary bathroom pocket door lock does not fully engage. A door repair professional could be consulted for service if needed.

 Maintenance/Improvement Items



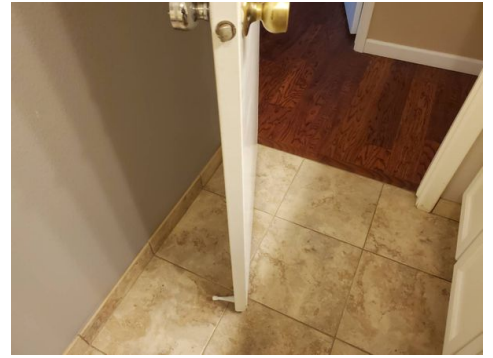
9.3.2 Interior Doors & Closets

 Maintenance/Improvement Items

DOOR CLOSES AUTOMATICALLY

GUEST BATHROOM

An interior door closes automatically without assistance. This is sometimes referred to as a "ghosting" door. A qualified door repair professional can be consulted to adjust hardware.



9.4.1 Countertops & Cabinets

 Maintenance/Improvement Items

STAINS AND SWELLING

KITCHEN

Stains and damage/swelling was observed. Material feels solid. No indication of elevated moisture was detected with a moisture meter. Material would likely still be considered usable, however, could be replaced if needed.



9.4.2 Countertops & Cabinets

 Maintenance/Improvement Items

MISSING CAULK OR GROUT

KITCHEN AND BOTH BATHROOMS

Missing grout or caulk observed between countertop and backsplash in some areas. I recommend resealing the intersection to help prevent moisture intrusion.



10: KITCHEN APPLIANCES

		IN	NI	NP	S
10.1	Dishwasher	X			
10.2	Garbage Disposal	X			
10.3	Range/Oven and Cooktop	X			X
10.4	Range Hood			X	
10.5	Built-in Microwave	X			
10.6	Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Dishwasher: High Loop or Air Gap
High loop provided

Range/Oven and Cooktop: Anti-tip Bracket Installed
No

Range/Oven and Cooktop: Range/Oven Energy Source
Electric

Reference Photos



Dishwasher: Observed/Tested for basic functionality

The dishwasher was tested, completed a cycle and did not appear to leak.

Garbage Disposal: Inspected/Tested

The garbage/waste disposal was observed and tested. The unit is functional and did not appear to leak.

Built-in Microwave: Inspected/Tested

The microwave was tested and is functional. The lights and fan (if applicable) were also tested and are functional.

Refrigerator : Icemaker turned off

The icemaker appears it was turned off at the time of the inspection and was not able to be tested.

Refrigerator : Replace water filter

The "replace water filter" LED was illuminated at the refrigerator control.



Service/replace

10.3.1 Range/Oven and Cooktop

MISSING ANTI-TIP DEVICE

There is no anti-tip device installed to secure the oven to the floor. This is a potential safety concern. I recommend consulting a qualified professional to install anti-tip device.



STANDARDS OF PRACTICE

Inspection Details **Standards of Professional Practice for Arizona Home Inspectors**

Structural

Inspection includes per state standards;

Observation of structural components including the foundation, floors, walls, columns, ceilings, and roof. The types of structural components will be noted.

Probing structural components if/where deterioration is suspected. Probing is not required if it could damage any finished surface.

Entering underfloor crawlspaces and/or attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected. Inspection methods for the underfloor crawl spaces and/or attics will be noted.

Noting signs of water penetration into the building and/or signs of abnormal or harmful condensation on building components if observed.

Observation of insulation and vapor retarders in unfinished spaces. The type of insulation and vapor retarders will be noted. The absence of these materials in unfinished space at conditioned surfaces will be noted.

Observation of ventilation of foundation areas.

Exterior

Inspection includes per state standards;

Observation of wall cladding, flashings, trim, entryway doors, a representative number of windows, decks, balconies, stoops, steps, areaways, porches, railings, eaves, soffits and fascia. The type(s) of wall cladding materials will be noted.

Observation of vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building

Operating all entryway doors and a representative number of windows.

In addition to the state standards will will observe the basic functionality of perimeter fences and gates.

Exterior conditions that are cosmetic in nature may be reported at the discretion of the inspector.

Garage

Inspection includes per state standards;

Observation of garage door operators.

Operating garage doors manually or by using the permanently installed controls for garage door operators.

Noting if garage door operators will automatically reverse or stop when meeting reasonable resistance during closing.

Operating all entryway doors and a representative number of windows.

In addition to the state standards will will observe the basic functionality of the garage floor.

Garage conditions that are cosmetic in nature may be reported at the discretion of the inspector.

Roof & Attic

Inspection includes per state standards;

Observation of roof coverings, roof drainage systems, flashings, skylights, chimneys and roof penetrations. The type(s) of roof coverings materials will be noted.

Noting signs of leaks or abnormal condensation on building components if observed.

Observation of insulation and vapor retarders in the attic. The type of insulation and vapor retarders will be noted. The absence of these materials in the attic at conditioned surfaces will be noted.

Observation of ventilation of attics.

Heating, Ventilation & Air Conditioning **Inspection includes per state standards;**

Observation of the permanently installed heating system which includes heating equipment, normal operating controls, automatic safety controls, chimneys, flues and vents. The energy source and type of heating equipment will be noted. The systems will be operated using normal operating controls. The system will not be tested when weather conditions or other circumstances may cause equipment damage. Readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance will be opened for inspection.

Observation of solid fuel heating devices.

Observation of heat distribution systems which includes fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors. The type of distribution system will be noted.

Observation of the presence of an installed heat source in each room.

Observation of the central air conditioning system which includes cooling and air handling equipment and normal operating controls. Cooling equipment type and energy source will be noted. The system will be operated using normal operating controls. The system will not be tested when weather conditions or other circumstances may cause equipment damage. Readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance will be opened for inspection.

Observation of distribution systems which includes fans, pumps, ducts, piping, supports, dampers, insulation, air filters, registers, and fan-coil units.

Observation of the presence of an installed cooling source in each room.

Observation of kitchen, bathroom, and laundry venting systems.

In addition to the state standards we will test mini-split/ductless systems and through-wall units for basic functionality if/when possible.

Window units will not be tested.

Permanently installed evaporative cooling systems will be tested at the discretion of the inspector.

Plumbing

Inspection includes per state standards;

Observation of the interior water supply and distribution system which includes piping materials, supports and insulation. Types of supply and distribution materials will be noted.

Observation of fixtures, faucets, and functional flow. Operating fixtures including their faucets and all exterior faucets attached to the houses.

Noting supply leaks if observed.

Noting cross connections if observed.

Observation of the interior drain, waste and vent system which includes traps, drain, waste, and vent piping, piping supports and pipe insulation. Observing functional flow. Types of drain, waste and vent piping materials will be noted.

Noting drain leaks if observed.

Observation of hot water systems which includes water heating equipment, normal operating controls, automatic safety controls, chimneys, flues and vents. The type of water heating equipment and fuel/power source will be noted.

Observation of fuel storage and distribution systems including interior fuel storage equipment, supply piping, venting and supports. leaks.

Observation of sump pumps when installed.

Electrical

Inspection includes per state standards;

Observation of service entrance conductors. The type of service and conductors will be noted. Limitations will be noted if present (underground service).

Observation of service equipment including grounding equipment, main overcurrent devices, main and distribution panels. Amperage and voltage ratings of the service will be observed and noted. The location of main and distribution panels will be noted.

Observation of branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. Aluminum branch circuit wiring will be noted if present.

Operating a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.

Observation of the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.

Testing the operation of ground fault circuit interrupters.

Interior

Inspection includes per states standards;

Observation of walls, ceiling and floors.

Observation of steps, stairways, balconies and railings.

Observation of counters and a representative number of cabinets.

Observation and operation of a representative number of doors and windows.

Observation of separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

Observation of sumps.

Noting signs of water penetration into the building or signs of abnormal or harmful condensation on building components if observed.

Conditions that are cosmetic in nature will be reported at the discretion of the inspector.

We are not required to report on carpet conditions per state standards.

Kitchen Appliances

The Standards of Professional Practice for Arizona Home Inspectors does not require the observation or testing of household/kitchen appliances. We will observe the built-in appliances and test **basic operability** unless otherwise specified in the report.