



Building Inspection Report

9000 E. Fairmount Avenue, Scottsdale, AZ



Prepared For:
Sandy Client

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Table Of Contents

REPORT OVERVIEW	3
STRUCTURAL COMPONENTS	4
ROOFING SYSTEM	5
EXTERIOR COMPONENTS	8
ELECTRICAL SYSTEM	12
COOLING / HEAT PUMP SYSTEM	15
INSULATION / VENTILATION	17
PLUMBING SYSTEM	18
INTERIOR COMPONENTS	21
APPLIANCES	23
POOL	24

Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality forty-four (44) year old (approximate age) home however numerous improvements are needed. As with all homes, ongoing maintenance is also required. While the individual improvements that are recommended in this report are not considered unusual for a home of this age and location, the number of improvements is unusual. Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component that is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements that are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

- For the purpose of this report, it is assumed that the house faces south.

WHO SHOULD MAKE THE REPAIRS?

At times, when repairs are made, additional concerns could be revealed that were not apparent as a part of the inspection. Hiring a qualified licensed contractor to make repairs is the best way to insure that all repairs will be made properly and that the work will be warranted.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the AZ ASHI® Standards of Practice (effective January 1, 2002) are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 109 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Poured Concrete
Floor Structure:	•Slab on Grade
Wall Structure:	•Masonry •Frame
Columns:	•Frame with Stucco Veneer •Wood
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Solid Plank Sheathing •OSB Sheathing

STRUCTURAL COMPONENT OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

1. **Repair:** The plumbing pipes for the laundry room are exposed at the foundation under the exterior wall on the west side of the house. This portion of the foundation should be patched in order to protect the plumbing and to prevent insect/vermin access up into the wall.



2. **Monitor:** The rafters above the garage are sagging somewhat. While the attic space above the garage is not accessible, it is obvious because of the vaulted ceiling, that the collar ties (horizontal members running between each rafter, near their mid-span) have been removed. If no additional support was provided to these rafters the sagging will continue over time. This is not a current structural concern; however, monitoring is recommended. Additional support may be required in the future if the signs of sagging become more apparent.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	•Composition Shingle
Roof Covering – Master Bedroom Closet and Patio:	•Roll Roofing Composition
Roof Flashings:	•Metal •Roofing Material (Shingles)
Roof Penetrations:	•Plumbing Vents •Exhaust Vents •Heat Pump Duct and Electrical Supply Conduit •Evaporative Cooler Duct and Electrical Supply Conduit •Conduit Main Electric Service Drop
Chimneys:	•Masonry
Roof Drainage System:	•No Gutters Installed
Method of Inspection:	•Walked On Roof

ROOFING OBSERVATIONS

A qualified licensed roofing contractor should be engaged to make the following repairs.

RECOMMENDATIONS / OBSERVATIONS

1. **Repair:** The roll roofing material on the east side patio/master bedroom closet roof is in poor condition. Roll roofing is not considered to be an acceptable type roofing material for a roof over a living space. This roofing material should be replaced with an appropriate type roofing material for the master bedroom closet.
2. **Repair:** The shingles on the roof over the back bedroom have not been properly secured into place around the edges. Evidence of lifting was noted on the sides and at the drip edge. Repairs are needed in order to keep the shingles from blowing off in a wind storm.



3. **Repair:** There are a few holes in the roof sheathing material visible from inside the attic. The back of the shingles was visible through these holes. Repairs are needed so that the shingles are not damaged by foot traffic. This could also be an unsafe condition if someone stepped through the hole.



4. **Repair:** There is an exhaust vent pipe extending through the roof that is not capped or protected from rain. The end of this pipe can be properly shielded from rain and used as an exhaust vent location for the hall bathroom fan.



5. **Repair:** A kick-out flashing should be installed at the bottom of the metal flashing on the sloped roof over the kitchen where it connects with the gable rafter for the back bedroom roof. This kick-out flashing will divert storm water runoff away from the exterior wall and wood rafter cover where it will cause damage and leaking concerns.



6. **Repair:** No flashing has been installed in the composition shingle roofing material on the roof around the some of the roof penetrations. Instead of flashing roof cement has been used. The seam around the main electric service drop conduit is open. Repair of that seam and yearly sealing of the sealed seams is therefore recommended in order to water penetration concerns. Evidence of prior water penetration was noted at some of these roof penetrations inside the attic.



7. **Improve:** The installation of a gutter along the back drip edge of the roof is strongly recommended because of the poor drainage issues noted in the Exterior section of the report. The gutter downspouts should be direct away from the foundation of the house.
8. **Monitor:** The composition shingle roofing material used on the back additions over the dining room, kitchen and bedroom is not intended for this low slope application. While this condition does not pose a serious short-term concern, you should expect a shorter roof life in this area. It is recommended that a roofing material more suitable to this application be used when replacement is needed.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the roof sheathing is inspected, from the underside, for evidence of leaks.
- Interior finishes may disguise prior leaks.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco •Faux Stone
Eaves, Soffits, and Fascias:	•Wood •Plywood Wood •Open Rafters
Exterior Doors and Trim:	•Metal Clad •Wood with Glass •Wood Trim
Window Frames:	•Metal
Entry Driveways:	•Concrete
Entry Walkways and Patios:	•Concrete •Flagstone
Overhead Garage Door(s):	•One Metal •Automatic Opener Installed •Porte-Cochere
Surface Drainage:	•Level Grade
Fencing:	•Masonry •Steel/Iron
Fireplace:	•Masonry

EXTERIOR OBSERVATIONS

The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that does not reverse can cause injury or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

RECOMMENDATIONS / OBSERVATIONS

Exterior Components

1. **Repair:** The stucco finish coating has been installed over the edges of the electrical outlet face plates in the exterior walls. This stucco should be trimmed back so that the cover can be removed, an extension installed on the outlet box and the outlet and cover reinstalled on the surface of the stucco.



2. **Repair:** The threshold under the exterior door to the back patio has not been properly supported or sealed. Repairs are needed in order to prevent damage to the metal threshold and to prevent water penetration.



3. **Repair:** There are a few openings in the plywood soffit cover on the east side of the house. These openings should be covered in order to keep insects and vermin out of the attic.

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4. **Repair:** The bottom of one of the roof support posts in the exterior wall of the additional near the family room extends through the foundation to the old patio slab. This configuration exposes the bottom of this post to water runoff from the patio where moisture can be trapped around the post. This is a condition conducive to insect infestation and deterioration. Repair or improvement is recommended in order to avoid these concerns.



5. **Improve:** The inactive side of the exterior door to the back patio rubs against the floor tile when opened. Adjustments are recommended.
6. **Improve:** The crack in the drywall ceiling of the porte-cochere is typical and not related to a structural concern. Repairs may be needed for cosmetic reasons on an elective basis.
7. **Note:** The stucco finish coating on the exterior walls and foundation in the front yard have been purposely constructed to extend below grade. While this is not a concern related to the construction of the house it does obstruct the view of the foundation.

Garage

8. **Safety Issue, Repair:** The door between the house and garage should be fitted with an automatic closer. This door should automatically shut and latch when released from an open position. This will help maintain the fire resistant barrier between the garage and the house.
9. **Further Evaluate:** The garage is smaller than typical. Further evaluation of the garage is recommended in order to insure that it is large enough for your car.
10. **Improve:** The doors to the upper cabinet in the garage cannot be opened fully because of the overhead garage door track.

Site

11. **Major Concern:** The flagstone back patio/pool deck slopes toward the exterior wall of the house. The stucco finish coating on this wall extends down to the flagstone. Storm water runoff and water from the pool and hosing off the patio runs against the bottom of the stucco wall while draining off the patio. Repairs are needed so that this drainage does not contact the bottom of the stucco wall system.



12. **Repair:** Improved drainage is needed out of the covered back patio slab on the west side of the back yard. Much of the drainage from the flagstone patio and pool deck runs across this patio where it ponds.
13. **Repair:** The grading all around the house should be improved to promote the flow of storm water away from the foundation. The grading in the west side yard should also provide drainage from the back yard to the front. The lack of attention could result in damage due to water-moisture penetration and/or settling concerns.
14. **Repair:** One of the pieces of flagstone at the front porch is loose. Repair is needed.



15. **Repair:** One of the wood slats is missing from the gate to the alley. Three of the boards have not been properly secured into place. Repairs are needed.
16. **Repair:** The air conditioning compressor being stored in the west side yard should be removed.



17. **Further Evaluate:** The gates to the alley and in the east side yard were locked at the time of the inspection therefore they were not tested.
18. **Monitor:** Tree branches should be monitored and trimmed away from the house as needed.

19. **Monitor:** The proximity of the trees to the house in the west side yard could cause mechanical damage to the exterior walls or influence the foundation over time. Monitoring is recommended with improvements as needed.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geo-technical, or hydrological conditions, or environmental hazards.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240-Volt Main Service
Service Drop:	•Overhead
Service Entrance Conductors:	•Conductors Not Visible
Main Service Disconnects:	•Main Fuse Rating 125 Amps •Located: Exterior Back Wall
Service Grounding:	•Copper •Extended into the Ground (Driven Rod Not Visible)
Sub-Panels &	
Overcurrent Protection:	•Breakers •Located: Back Bedroom and Laundry Room
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Location of Outlets Protected by	
Ground Fault Circuit Interrupters:	•Kitchen and Exterior
Smoke Detectors:	•One Present

ELECTRICAL OBSERVATIONS

Smoke detectors should be tested the day you move into the home and monthly. The batteries should be replaced annually.

A qualified licensed electrician should be engaged to make the repairs noted below.

RECOMMENDATIONS / OBSERVATIONS

Main Service

1. **Safety Issue:** The overhead service wires cross the yard somewhat near the edge of the pool. Extreme care is needed when brushing the pool or using the metal extension pole. Touching the overhead service wires with a metal pool could result in serious injury or death.

Sub-Panel Back Bedroom

2. **Safety Issue, Repair:** The sharp pointed sheet metal screws used to secure the breaker panel cover in place should be replaced with blunted screws in order to prevent possible damage to the live electrical wires.
3. **Repair:** There is one 14 AWG electrical wire in the back bedroom sub-panel that has been double tapped to a 30 amp breaker. The double tap is not allowed and the breaker is too big to properly protect the wire. This wire should be connected to a separate appropriately sized breaker.
4. **Repair:** Electrical wires connected to the electric service panel should be installed in conduit that is securely fastened to the box and protected with grommets. This will prevent damage to the electrical wire and the interior of the panel.
5. **Repair:** The ground wires and the neutral wires have been connected to the same buss bar in the back bedroom sub-panel. The neutral and ground wires should be isolated in the sub-panel in order to insure proper operation of the electrical system. Repair, by a qualified licensed electrician, is needed.

Sub-Panel Laundry Room

6. **Safety Issue, Repair:** The sharp pointed sheet metal screws used to secure the breaker panel cover in place should be replaced with blunted screws in order to prevent possible damage to the live electrical wires.
7. **Repair:** The 40 amp breaker is too large for the electrical wires connected to it. This breaker should be replaced with an appropriate sized breaker in order to properly protect the wires.
8. **Repair:** The grounding and neutral buss bars have been tied together inside the sub-panel. These buss bars should be isolated in order to insure proper operation of the electrical system. Repair is needed.

Wiring

9. **Safety Issue, Repair:** The open electrical connections found throughout the attic should be enclosed in junction boxes that are fitted with cover plates. This will serve to protect the connections and to avoid an unsafe condition.



10. **Repair:** The electrical wire to the water heater should be installed in a protective conduit and protected with a grommet in order to prevent possible damage. An electrical disconnected switch should also be installed in the closet above the water heater. These repairs should be made by a qualified licensed electrician.



11. **Repair:** The electrical wiring for the range/oven has not been properly protected with conduit and is poorly positioned so that it keeps the drawer under the range from closing completely. Repairs are needed.



Outlets, Switches and Lighting

12. **Safety Issue, Repair:** The installation of an additional smoke detector on the ceiling outside the back bedroom is needed.
13. **Safety Issue, Repair:** The installation of ground fault circuit interrupter (GFCI) protection is needed for all outlets in the bathrooms and for the whirlpool tub motor. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
14. **Safety Issue, Repair:** All electrical outlets in the kitchen that are not dedicated to the appliances (dishwasher, refrigerator, etc) should be protected by a ground fault circuit interrupter (GFCI) device. The outlet near the sink is not protected. The outlet to the right of the range has not been properly wired. The GFCI device does not trip when tested with a simulated short although this outlet is in the same circuit. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
15. **Safety Issue, Repair:** The bare light bulbs in the ceiling fixtures above the master bathroom shower and bathtub should be covered with a glass or plastic lens in order to prevent an unsafe condition in the event the bulb breaks.
16. **Repair:** The exterior outlet in the front wall is not grounded. Repair is needed.
17. **Repair:** There is not a switch for the lower light fixture on the wall in the hallway. There is a blank cover over a switch box in the hallway which probably controlled this light. Repair is needed for the appropriate lighting of the hallway.
18. **Repair:** There is no power to the outlet near the door in the laundry room. Repair is needed.
19. **Repair:** The missing outlet cover plate under the kitchen sink should be replaced to avoid a shock hazard.
20. **Further Evaluation:** There was no power to the electrical outlet on the exterior at the back wall during the inspection. There was one breaker, for the refrigerator, that was found to be tripped during the inspection. I did not return to this outlet to check for power after the breaker was reset. Further evaluation is needed in order to determine if repair is needed.

Pool

1. **Repair, Safety Issue:** No ground fault circuit interrupter (GFCI) device has been provided for the pool light. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
2. **Safety Issue, Repair:** The fence has been installed within five feet of the edge of the pool. As such this fence should be bonded, by a qualified licensed electrician, in order to prevent an unsafe condition.
3. **Safety Issue, Repair:** The pool's circulation pump has not been properly grounded/bonded. Repair is needed for safety reasons.
4. **Safety Issue:** A plastic or cardboard shield should be installed inside the pool timer box in order to prevent access to the exposed 'live' electrical wires.
5. **Repair:** The pool light is not operational. Repair or replacement is needed.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

- The inspection does not include remote control devices, security and alarm systems, low voltage wiring, low voltage landscape lighting, intercom systems, ancillary wiring, and other components, which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pump System

DESCRIPTION OF COOLING / HEAT PUMP SYSTEM

Energy Source:	•240 Volt Electric Supply
Central System Type:	•Air Source Heat Pump System
Distribution Methods:	•Ductwork
Operating Control:	•Thermostat
Manufacturer:	•Goettl
Size:	•Four (4) Tons
Age:	•Unknown – Newer (13 Seer)
Other Components:	•Evaporative Cooler – (Piggy Back)

SYSTEM OBSERVATIONS

Conditioned air is being supplied to every room in the home through the central duct system. Adjustable vent registers disburse the air into each room. The return air filter installed in the ceiling register for the heat pump system should be replaced monthly.

The return air filter is presently in good condition.

Semiannual service and maintenance of the heat pump unit by a qualified licensed air conditioning contractor is recommended.

RECOMMENDATIONS / OBSERVATIONS

1. **Repair:** The supply duct to the back bedroom has been poorly positioned near the entry. The back portion of this room will always be warm. Better placement of the supply duct or the installation of a separate through-wall heat pump system is recommended.
2. **Repair:** The temperature drop measured across the evaporator coil of the heat pump system is 26 degrees F. which is greater than considered normal 20 degrees. This may indicate that airflow across the evaporator coil is too low. Low airflow is usually the result of dirty or obstructed evaporator coil fins. This condition can lead to ice build-up on the coil. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.
3. **Repair:** The return air duct is extremely dirty and should be cleaned when the unit is serviced.

4. **Repair:** The condensate drain pipe from the heat pump unit on the roof is broken. Leakage from this pipe will cause eventual damage to the roofing materials. Repair is needed.



5. **Repair:** The seam between the heat pump unit and the metal air duct on the roof should be resealed. Cool conditioned air was escaping to the exterior during the inspection.



6. **Improve:** No conditioned air has been supplied to the master bathroom or master bedroom closet. Improvements are recommended.
7. **Further Evaluate:** The evaporative cooler has been taken out of service therefore it was not tested at the time of the inspection. If use of the cooler is intended, it should be serviced and cleaned because of possible mold growth in the water reservoir prior to use. Some repairs may be needed.

LIMITATIONS OF COOLING / HEAT PUMP SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The cooling supply adequacy and distribution balance are not inspected.
- The interior evaporator coils are not observable as a part of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Three (3) Inches Fiberglass Batt in Main Attic
Exterior Wall Insulation:	•Not Visible
Roof Ventilation:	•Gable Vent
Attic Access Hatch:	•Entry Closet •Front Porch
Method of Inspection:	•Viewed From Hatch Area
Interior Ventilation:	•Bathroom Exhaust Fans •Laundry Room Window •Dryer Vent Installed to the Exterior of the Building

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

1. **Repair:** The insulation level through the visible portions of the attic is very low. Large portions of the attic, such as over the kitchen, are not insulated at all. Additional insulation should be blown into the attic once all of the repairs and improvements that require attic access have been made.



2. **Repair:** The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials.
3. **Repair:** The bathroom exhaust vents should be ducted so they discharge to the exterior.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos, Urea Formaldehyde Foam Insulation (UFFI) and mold cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R-values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Visible Water Supply Service

Pipe to House:	•Copper
Main Water Valve Location:	•Exterior Front Wall
Visible Interior Supply Piping:	•Copper
Waste Drain Cleanout Location:	•Back Yard
Traps; Waste & Vent Piping:	•ABS Plastic •PVC Plastic •Steel
Water Heater Location:	•Interior Closet
Energy Source:	•240 Volt Electric Supply
Temperature/Pressure Valve:	•Installed Top of Tank •Copper Extension Pipe to Exterior
Size (Gallons):	•Forty (40) Gallon
Age:	•Eight (8) Years Old
Manufacturer:	•Richmond
Sprinkler System:	•None

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Supply Piping

1. **Repair:** The main water supply pipe at the entrance in the front yard has been reduced to one-half (1/2) inch piping. This is severely restricting the water flow on the interior. The half inch pipe should be replaced with three-quarter inch piping.



2. **Repair:** The attic access hatch in the entry closet is very small and is further restricted by the installation of water supply pipes. These pipes should be moved away from the opening in order to provide better attic accessibility.

- Repair:** The handle is missing from the shut off valve for the hot water supply to the kitchen sink. This handle and possible the valve will need to be replaced in order to repair or replace the kitchen faucet.



- Safety Issue, Repair:** The hose bibs have not been equipped with anti-siphon devices. These devices are needed in order to prevent contamination of the supply water in the home.
- Further Evaluate:** It appears that all of the interior water supply pipes have replaced with copper however the residue in the water and the staining in the hall bathroom toilet indicate that some galvanized piping may still be in use. Further evaluation is needed. Any remaining galvanized plumbing should be replaced with copper.

Water Heater

- Safety Issue, Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) valve for the water heater has been improperly installed. This pipe should slope along its entire length to allow drainage of water from the TPR valve. Repair is recommended to avoid an unsafe condition.
- Repair:** There is extensive corrosion on the water supply pipes above the water heater. This corrosion is a sign of slow leaking. Repairs are needed.



- Monitor:** The water heater is an older unit that is approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Interior Fixtures

9. **Repair:** The master bathtub faucet is not properly operational. No cold water is available to the tub and the on/off handle is loose. Repairs are needed.
10. **Repair:** No access hatch has been provided under the whirlpool tub in the master bathroom. An access hatch is required for service and repair of the pump/motor.
11. **Repair:** The toilet in the master bathroom is loose where it connects to the floor. Tightening is needed.
12. **Repair:** No diverter valve has been provided for the shower in the hall bathroom. Once a diverter valve is installed, the shower surround walls should be tested by running water from the shower on them for an extended period of time.
13. **Repair:** The kitchen faucet continuously leaks around the base of the handles. Repair or replacement is needed.
14. **Improve:** The shower head in the hall bathroom is too high for some people to reach. This shower head should be lowered.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The shut off valves for the water supplies at or behind the plumbing fixtures were not tested as a part of this inspection. These valves often leak and/or break as a result of testing.
- Portions of the plumbing system concealed by furnishings and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, fire sprinkler systems, and private waste disposal systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior Components

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile
Window Type(s) & Glazing:	•Sliders •Fixed Pane •Double Pane Glazing
Doors:	•Wood-Hollow Core
Countertops:	•Tile •Laminate
Cabinets:	•Wood Cabinets
Fireplaces:	•Masonry Wood Burning

INTERIOR OBSERVATIONS

Smoke detectors should be tested monthly and the batteries replaced annually.

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

1. **Safety Issue, Repair:** The seam between the firebox inside the fireplace and the brick facing should be sealed with a heat resistant caulking in order to prevent a false chimney effect behind the brick. This is needed for safety concerns. The chimney sweep hired to clean the chimney can also seal this crack.
2. **Safety Issue, Repair:** The fireplace chimney should be cleaned and inspected by a chimney sweep prior to operation.
3. **Safety Issue, Improve:** The blades of the ceiling fan in the back bedroom are about six feet from the floor. Care is needed when the fan is running.
4. **Repair:** Water pours through the open seams in the master bathroom glass shower surround. Additional testing of the tile surround is recommended once the glass surrounds have been properly sealed.



5. **Repair:** Some of the tiles on the curb under the master bathroom shower door are cracked. Replacements are needed.
6. **Repair:** A door bumper is needed behind the front door in order to prevent damage to the mirrored closet doors.
7. **Repair:** A lock should be installed on the hall bathroom door.
8. **Repair:** The closet doors in the back bedroom are very difficult to operate because they drag on the carpeting. Repairs are needed.
9. **Repair:** The frame of the sliding portion of the window in the family room addition has separated from the glass. Repair, by a glass replacement contractor, is needed in order to

prevent damage to the glass, to provide an adequate seal and so that the window will latch properly.

10. **Repair:** The doors to the family room addition do not latch when closed. Adjustments are needed.
11. **Improve:** No toilet paper holder has been installed in the hall bathroom.
12. **Improve:** The veneer facing on the kitchen cabinets is peeling loose in a few places. Cosmetic improvements may be needed on an elective basis.
13. **Improve:** The open seams between the countertop and the back splash in the master bathroom should be repaired in order to prevent water penetration concerns.

Environmental Issues

- **Monitor:** Based on the age of this home, there is a possibility some of the building materials may contain asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).*** Further guidance is available from the Environmental Protection Agency (E.P.A.).
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) at www.epa.gov/lead/leadrenf.htm for further guidance and a list of testing labs in your area.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Electric Range •Dishwasher •Waste Disposer

Laundry Facility:

•Refrigerator/Freezer •Clothes Washer •Clothes Dryer
•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer
•Waste Standpipe for Washer

APPLIANCE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

1. **Safety Issue, Repair:** The waste drain hose from the dishwasher does not loop properly above the bottom of the kitchen sink. This is needed in order to avoid back-drainage of dirty water from the sink and disposer to the dishwasher.
2. **Safety Issue, Repair:** The anti tipping bracket has not been installed on the range/oven. This bracket is needed in order to prevent the range/oven from tipping forward with a heavy object on the open door or extended shelves.
3. **Safety Issue, Repair:** The clothes dryer exhaust vent pipe is plastic and therefore susceptible to damage due to overheating. There are holes in the vent pipe. This pipe should be replaced with a metal flex pipe for improved safety.
4. **Major Concern:** The width of the laundry room is not adequate for a typical sized washer and dryer. The dryer and reduced sized washer have been wedged between the two walls making access behind very difficult.
5. **Improve:** There is no water supply to the refrigerator for the ice maker.
6. **Improve:** The rubber hoses used to supply water to the clothes washers have been know to burst after being installed for only a short period of time. It is therefore recommended that these hoses be replaced with metal braided non-burst hoses upon moving into the home as a broken hose can cause substantial damage.
7. **Monitor:** The dish racks in the dishwasher are rusted somewhat. This does not appear to be affecting the operation of the dishwasher; however, it is an indication the appliances is nearing the end of its serviceable life.
8. **Note:** The clothes washer and dryer are older units. It would be wise to budget for replacements.
9. **Note:** No exhaust fan has been provided in the kitchen for the range.

LIMITATIONS OF APPLIANCE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Pool

DESCRIPTION OF THE POOL

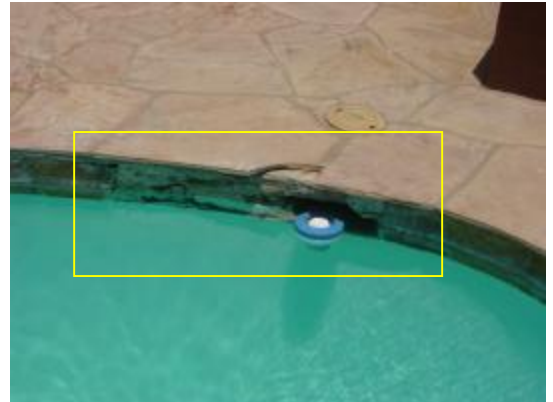
Pool Type:	•Below Ground •Plaster (The plaster has been painted)
Filter:	•Diatomaceous Earth
Pumps:	•Circulation
In-Pool Cleaning System:	•No System Installed
Electrical Components:	•Breaker at Main Panel
Pool Fencing:	•Yard Perimeter •Steel/Iron
Decking / Coping:	•Flagstone

POOL OBSERVATIONS

All exterior doors and windows leading to the pool area should be equipped with any number of approved safety devices or an approved pool fence should be installed around the pool if children six and under will be living in the home. Please review the local requirements regarding pool safety for additional information.

RECOMMENDATIONS / OBSERVATIONS

1. **Safety Issue, Repair:** The perimeter gates to the pool area should be equipped with self-closing and self-latching devices in order to help maintain a child safe barrier around the pool.
2. **Safety Issue, Repair:** Care is needed when using the pool while the pump is running. A person could be trapped by the suction of the pump at the single drain opening in the bottom of the pool. Children and persons with long hair are especially vulnerable. The installation of a floor drain cover designed to prevent this tragedy should be installed.
3. **Repair:** The flagstone water level tiles around the skimmer are missing. Replacements are needed.



4. **Repair:** The pool decking flagstone at the skimmer is broken. Repair is needed.



5. **Repair:** The plumbing connection to the top of the pool pump is leaking. Repair is needed.
6. **Repair:** The low water cut-off float device is missing from under the skimmer basket located in the pool deck. Replacement is needed to prevent air from being drawn into the system in the event that the water level gets too low.



7. **Repair:** The aerator spray nozzle is missing from the side of the pool. Replacement is needed.
8. **Repair:** The top of the steel pool fence near the pool equipment has not been secured to the wall. Repair is needed.
9. **Improve:** The paint on the plaster is chalky. Regular brushing will help to eliminate this concern.
10. **Note:** The openings behind the flagstone water level tiles will create places for algae to grow. Increased maintenance will be needed.

LIMITATIONS OF THE POOL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the pool was limited by (but not restricted to) the following conditions:

- Components beneath the water level are not inspected.
- Chemical composition of the water is not inspected as part of the inspection.
- Underground piping or electrical components are not inspected.
- Effectiveness of the filter was not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.