



## Building Inspection Report

2100 N. Mesa Street, Mesa, AZ 85205

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**Prepared For:**  
Home Buyer

**Inspection Date:**  
June 6, 2012

**Prepared By:**  
Atkison Inspection Service  
PO Box 5207  
Carefree, AZ 85377  
480-342-9779  
480-515-9566 Fax

**Report Number:**  
62000

**Inspector:**  
Al Atkison

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality eight (8) year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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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?

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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

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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.

This inspection is being conducted in accordance with the Arizona Standards of Professional Practice for home inspectors.

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 80 degrees F.

### RECENT WEATHER CONDITIONS

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

# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

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<b>Foundation:</b>	•Poured Concrete •Basement Configuration •Corrugated Steel Basement Window Wells
<b>Floor Structure:</b>	•Slab on Grade •Floor above the Basement – Structural Members Not Visible
<b>Wall Structure:</b>	•Frame
<b>Columns:</b>	•Wood
<b>Ceiling Structure:</b>	•Trusses
<b>Roof Structure:</b>	•Trusses •OSB Sheathing with a Radiant Barrier

## STRUCTURAL COMPONENT OBSERVATIONS

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The condition of the structural components listed above, to the extent they are visible, is satisfactory. The structural components appear to be performing as intended. No repairs or improvements of the structural components are currently needed.

## LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

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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.
- 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

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<b>Roof Covering:</b>	•Concrete Tile •90 # Cap Sheet with Mineral Coating
<b>Roof Flashings:</b>	•Metal
<b>Roof Penetrations:</b>	•Plumbing Vents •Exhaust Vents •Roof Vents
<b>Chimneys:</b>	•Metal Multi-Wall Pipes
<b>Roof Drainage System:</b>	•Scuppers •Metal Gutters •Downspouts Installed - Discharge above Grade
<b>Method of Inspection:</b>	•Walked On Roof

## ROOFING OBSERVATIONS

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There was evidence of active water penetration concerns on the roof at the time of the inspection. While the following recommendations are intended to give you an idea of the repairs needed, they should not be relied upon fully. A complete evaluation of the roofing system, by a licensed roofing contractor, is needed in order to insure that all roof concerns are repaired properly.

### RECOMMENDATIONS / OBSERVATIONS

1. **Major Concern:** Several small stains were noted below the tile roof on the ceiling above the garage. These stains are due to roof leaks. Further evaluation of the tile roofing system by a qualified licensed roofing contractor is needed in order to determine the extent of repairs required. These stains were visible because there is no insulation on the ceiling above the garage. There could be additional leaking concerns on the remainder of the tile roof that could not be identified because the drips are landing in insulation and therefore not visible.



- 2. Repair:** Many small cracks are visible in the surface of the 90# cap sheet roofing material above the living room. While these cracks do not appear to represent a present leaking concern, they are an indication that the roofing material has reached the end of its serviceable life. Replacement is needed.



- 3. Repair:** Five (5) broken roofing tiles were found on the roof. Broken tiles allow the felt underlayment to be exposed to damaging ultraviolet sun light and storm water penetration. A qualified licensed roofing contractor should be engaged to replace the damaged tiles and to evaluate and, repair as needed, the membrane roofing under the damaged tiles.



- 4. Repair:** Mortar has been used instead of flashing at two (2) of the openings through the roofing tiles. The installation of this mortar is not considered to be an acceptable flashing installation because it is not effective at keeping storm water runoff from draining under the roofing tiles. Evidence of water penetration was noted inside the attic at the fireplace chimney pipe that is flashed with mortar. The mortar flashings should be removed and replaced with acceptable metal flashings by a qualified licensed roofing contractor.



5. **Repair:** The leaves and debris should be removed from the drainage valleys on the roof. The lack of attention could result in water penetration due to the restriction of storm water runoff at the valleys.



6. **Repair:** Storm water runoff from the roof on the west side of the house falls directly into the basement window wells. The installation of a gutter over this area is recommended.



## LIMITATIONS OF ROOFING INSPECTION

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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.
- The membrane below the concrete tile roofing is not accessible or observable as a part of this inspection. Therefore, not comment can be offered regarding its condition.
- The chimneys were not entirely visible during the inspection of the roofing system.

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



# Exterior Components

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Stucco
<b>Eaves, Soffits, and Fascias:</b>	•Open Rafter •Wood
<b>Exterior Doors and Trim:</b>	•Solid Wood •Metal •Sliding Glass •French Doors •Wood Trim
<b>Window Frames:</b>	•Metal
<b>Entry Walkways and Patios:</b>	•Concrete •Flagstone •Tile
<b>Entry Driveways:</b>	•Concrete
<b>Overhead Garage Doors:</b>	•Two (2) Metal •Two (2) Automatic Openers Installed
<b>Surface Drainage:</b>	•Hillside Lot
<b>Retaining Walls:</b>	•Masonry
<b>Fencing:</b>	•Masonry •Steel/Iron
<b>Fireplace:</b>	•Zero-Clearance with Gas Logs

## EXTERIOR OBSERVATIONS

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A fire rated barrier has been installed between the garage and the interior of the house. This barrier should consist of drywall-covered walls and ceilings, a fire rated door with a self-closing device and weather stripping, and a weighted drywall access cover in the hatch to the attic. The integrity of these components should be maintained in order to provide a proper fire resistant barrier between the two areas.

The auto reverse mechanisms on the overhead garage door mechanical openers responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

The wall coverings were found to be in good condition with no need for improvement.

The retaining walls are in good condition with no sign of movement.

The condition of the exterior components listed above, to the extent they are visible, is satisfactory. The exterior components appear to be performing as intended. No repairs or improvements of the components are currently needed, except for where noted below.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Wall Components

1. **Repair:** The opening in the exterior wall around the electrical outlet on the east wall of the guesthouse should be repaired and sealed in order to prevent damage due to water penetration and vermin infestation.





2. **Repair:** The stucco finish coating on the back wall near the roof is chipped. Repair is needed.



### Exterior Door Components

3. **Repair:** The exterior wood doors to the office, laundry room and guesthouse are damaged. Repairs or replacements are needed.



4. **Repair:** The wood doorjamb and casings around the exterior doors to the laundry room, office, master bathroom, water heater closet and guest house should be repaired, caulked and painted in order to prevent additional damage due to water-moisture penetration.



5. **Repair:** There is damage due to water penetration on the wall next to the sliding glass door to the west patio from the entry hallway. Leaks around sliding glass doors could be an indication that the flashing below the stucco was improperly installed. Repairs by a qualified licensed contractor are needed. These repairs may need to include the removal of the stucco so that the flashing can be properly reinstalled.
6. **Repair:** The exterior door to the water heater closet does not latch when closed. Adjustment is needed.

7. **Repair:** The wood trim around the pet door in the exterior door to the water heater closet is damaged due to water penetration. Repair or replacement is needed.



8. **Repair:** The casing around the exterior door to the back patio should be re-secured and sealed to the exterior wall.



9. **Repair:** The screen for the sliding glass door to the front corner bedroom is not properly installed in its track. Repair is needed.

### Exterior Window Components

10. **Repair:** The open seams between the west basement windows and the foundation walls should be repaired and sealed.

### Garage

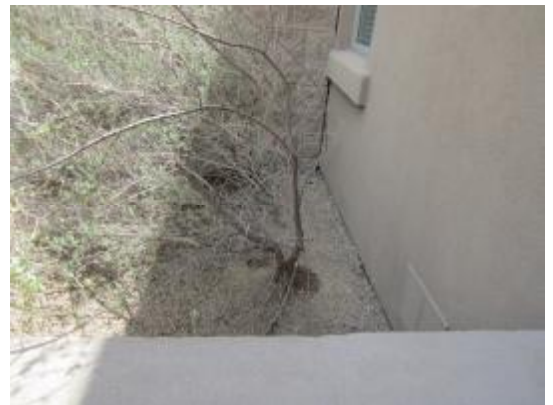
11. **Safety Issue, Repair:** The attic access panel in the ceiling of the garage should be backed with a  $\frac{3}{4}$  inch piece of particle board or plywood in order to provide additional support and weight to keep the panel in place in case of a fire in the garage.
12. **Improve:** The cracks in the drywall ceiling of the garage appear to be typical. These cracks are usually the result of extreme temperature variations, vibrations from the overhead garage door operator and/or natural settling. Repairs may be needed for cosmetic reasons on an elective basis.

13. **Note:** The overhead garage door for the guesthouse garage has been covered by a drywall wall from the interior.



#### Site

14. **Repair:** The grading in the east side yard near the guesthouse should be improved to promote the flow of storm water away from the foundation. The lack of attention could result in damage due to water-moisture penetration and/or settling concerns.



15. **Monitor:** The close proximity of the trees to the house could cause mechanical damage to the exterior components or influence the foundation over time. Monitoring is recommended with improvements as needed.

## LIMITATIONS OF EXTERIOR INSPECTION

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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.
- The underground drains were not tested as a part of this inspection.

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

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

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<b>Size of Electrical Service:</b>	•120/240-Volt Main Service
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Conductors Not Visible
<b>Main Service Disconnects:</b>	•Main Breaker Rating 2 @ 200 Amps •Located: Exterior West Wall
<b>Service Grounding:</b>	•Copper
<b>Service Panel &amp; Overcurrent Protection:</b>	•Breakers •Located: Exterior West Wall
<b>Sub-Panel:</b>	•Breakers •Located: Next to Main
<b>Distribution Wiring:</b>	•Copper •Aluminum-Multi-Strand
<b>Wiring Method:</b>	•Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Location of Outlets Protected by Ground Fault Circuit Interrupters:</b>	•Bathrooms •Exterior •Garage •Kitchen •Laundry •Wet Bar •Pool Equipment
<b>Smoke Alarms:</b>	•Present

## ELECTRICAL OBSERVATIONS

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

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. The ground fault circuit interrupter (GFCI) devices have been provided where needed and are operating properly, except where noted below. Oxide inhibitor has been installed on the visible aluminum wires inside the main breaker panel. The connections at the appliance outlets and disconnects were not evaluated.

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

## RECOMMENDATIONS / OBSERVATIONS

1. **Safety Issue, Repair:** A smoke alarm should be installed in the bedroom side of the guest house for improved safety.
2. **Safety Issue:** The installation of carbon monoxide detectors is recommended inside the main house and guesthouse. Carbon monoxide is an odorless and potentially deadly gas than can be emitted from a damaged or improperly burning gas fired appliance or fireplace.
3. **Safety Issue, Repair:** The outlet for the ironing board in the laundry room should be protected by a ground fault circuit interrupter (GFCI) device. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
4. **Repair:** The installation of a weatherproof cover is needed for the outlet on the exterior wall at the west patio in order to avoid water-moisture penetration.

5. **Repair:** One (1) of the low voltage wires for the security system has damaged by rodents inside the attic. Repair and further evaluation is needed.



6. **Improve, Monitor:** The light for the master bathroom toilet room was found to be inoperative. If the bulb is not blown, the circuit should be investigated.

## **LIMITATIONS OF ELECTRICAL INSPECTION**

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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.
- 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 / Heating System

## DESCRIPTION OF COOLING / HEATING SYSTEM

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### Main House

<b>Cooling Energy Source:</b>	•240 Volt Electric Power Supply •Breakers Provided
<b>Cooling Central System Type:</b>	•Three (3) Air Cooled Central Air Conditioning Units
<b>Heating Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Four (4) Forced Air Furnaces
<b>Vents, Flues, Chimneys:</b>	•Metal-Multi Wall
<b>Combustion Air:</b>	•Provide Attic Vents
<b>Thermocouples &amp; Limit Switches:</b>	•Installed
<b>Distribution Methods:</b>	•Ductwork
<b>Operating Controls:</b>	•Four (4) Thermostats
<b>Manufacturer:</b>	•Trane
<b>Combined Size:</b>	•Thirteen (13) Tons
<b>Ages:</b>	•Nine (9) Years Old

### Guest House

<b>Cooling Energy Source:</b>	•240 Volt Electric Power Supply •Breaker Provided
<b>Cooling Central System Type:</b>	•Air Cooled Central Air Conditioning Unit
<b>Heating Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace
<b>Vents, Flues, Chimneys:</b>	•Metal Multi Wall •Metal Flex
<b>Combustion Air:</b>	•Exterior Wall
<b>Thermocouple and Limit Switch:</b>	•Installed
<b>Distribution Methods:</b>	•Ductwork
<b>Operating Control:</b>	•Thermostat
<b>Manufacturer:</b>	•Trane
<b>Size:</b>	•One and One-Half (1½) Tons
<b>Age:</b>	•Eight (8) Years Old

## SYSTEM OBSERVATIONS

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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 filters installed under the air handlers for the furnace/air conditioning units should be replaced monthly.

Normal temperature drops were measured across the coils when tested in the air conditioning modes. This suggests that the systems are operating properly.

The heating systems are in generally good condition. No improvements are presently needed. The thermocouples and limit switches are in visible good condition. The visible portions of the flue pipes are in good condition.

Semiannual service and maintenance of the furnace/air conditioning systems by a qualified licensed air conditioning contractor is recommended.



## RECOMMENDATIONS / OBSERVATIONS

1. **Safety Issue:** The furnace closet door in the guest house should be self-closing and sealed with a threshold and weather stripping if this room is to be used as a bedroom.
2. **Repair:** The corrugated type return air filters installed for the furnace/air conditioning systems overly restricts the flow of air. This affects the efficiency and effectiveness of the systems. These filters should be replaced with the inexpensive disposable type filters that are replaced monthly in order to insure proper operation of the system.
3. **Improve:** The spaces provided between the exterior components of the air conditioning units are less than ideal. The larger the space the more effective these components can be at transferring the heat from inside the house to the exterior. The air conditioning units will still operate; however, they may be less efficient than possible, especially during the hottest days of summer. Check with your air conditioning contractor for additional information.



## LIMITATIONS OF COOLING / HEATING SYSTEM INSPECTION

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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.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The furnace heat exchangers are not readily accessible and therefore are not inspected.

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•R30 Fiberglass in Main Attic
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Vapor Retarders:</b>	•Impregnated Kraft Paper •Not Accessible in Exterior Walls
<b>Roof Ventilation:</b>	•Roof Vents •Soffit Vents
<b>Attic Access Hatch:</b>	•Garage •Bedroom Closet •Hallway
<b>Method of Inspection:</b>	•Entered, Walked Through Portions
<b>Interior Ventilation:</b>	•Bathroom Exhaust Fans •Laundry Room Exhaust Fan •Kitchen Exhaust Fan •Dryer Vent Installed to the Exterior of the Building

## INSULATION / VENTILATION OBSERVATIONS

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The attic insulation is satisfactory.

The attic ventilation is satisfactory.

The bathroom, laundry room and kitchen ventilation is considered to be satisfactory.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

1. **Repair:** There is evidence of vermin activity inside the attic. A qualified pest control specialist should be engaged in order to insure that the attic is vermin free and to protect against future infestation.



Possible point of entry.

## **LIMITATIONS OF INSULATION / VENTILATION INSPECTION**

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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

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<b>Visible Water Supply Service</b>	
<b>Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Exterior Back Wall
<b>Visible Interior Supply Piping:</b>	•Copper
<b>Piping Supports and Insulation:</b>	•Visible Pipes Supported •Insulation Not Required
<b>Waste Drain Cleanout Location:</b>	•Front Yard •Sewage Ejector Pump
<b>Traps; Waste &amp; Vent Piping:</b>	•ABS Plastic •PVC Plastic
<b>Fixtures &amp; Faucets:</b>	•Exterior •Kitchen •Laundry Room •Bathrooms
<b>Water Heater Location:</b>	•Exterior Closet
<b>Energy Source:</b>	•Natural Gas
<b>Vents, Flues &amp; Chimneys:</b>	•Plastic
<b>Combustion Air Ventilation:</b>	•Provided – Direct Vent
<b>Pressure Valve:</b>	•Installed Near Heater •Copper Extension Pipe to Exterior
<b>Size (Gallons):</b>	•Tankless
<b>Age:</b>	•Unknown – Appears to be Original
<b>Manufacturer:</b>	•Rinnai
<b>Natural Gas Valves:</b>	•Main Valve Location: Exterior West Wall •Additional Valve Locations: Dryers, Furnaces, Water Heater, Fireplaces, Pool/Spa Heater and Back Patio Stub-Outs (2) •Supply Piping – Steel and Corrugated Stainless Steel Tubing (CSST) •Visual Portions of Piping Supported
<b>Other Components:</b>	•Soft Water Conditioning Equipment Installed – Not Tested •Reverse Osmosis Drinking Water System – Not Tested •Sump Pump – Not Tested •Pump for Pressure Washer •Steam Generator

## PLUMBING OBSERVATIONS

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The functional flow supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. All drains were tested and found to be functioning as intended. All of the fixtures and faucets were tested and found to be operational. No repairs are currently needed.

The water heater system was observed to be functioning as intended. Hot water is being supplied to the interior faucets. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this. The pressure relief valve for the water heater is in visibly good condition.

The components of the plumbing system listed above are considered to be functioning as intended, except where noted below.

The following repairs should be made by a qualified, licensed plumbing contractor.

## RECOMMENDATIONS / OBSERVATIONS

1. **Safety Issue, Repair:** The hose bib has not been equipped with an anti-siphon device. This device is needed in order to prevent contamination of the supply water in the home.

2. **Safety Issue, Repair:** A ninety-degree elbow should be added to the end of the discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the steam generator. This elbow will direct super heated discharge safely straight to the ground.



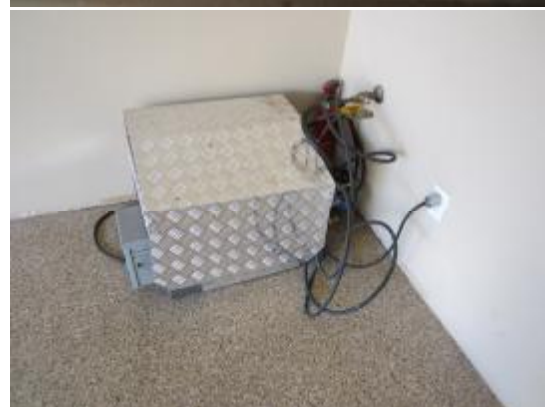
3. **Safety Issue, Repair:** A cap should be installed on the end of the gas supply pipe to the dryer in the guest house when not in use in order to prevent gas leakage into the house.



4. **Repair:** The exhaust vent collar above the water heater is cracked. Replacement is needed.



5. **Repair:** The pressure washer is not operational. The water supply and pump were turned on; however, not water was supplied to the nozzle. Repair is needed.



6. **Repair:** The flush handle for the toilet in the connecting bathroom must be held down in order for the toilet to flush. Repair of the flushing mechanism is needed.

7. **Improve:** The water in the pipes to the jets in the side of the whirlpool tub do not drain completely after each use therefore current and periodic cleaning of the whirlpool tub jet pump and plumbing are recommended. Cleaning is as simple as filling the tub with hot water, ½ cup of bleach and ½ cup of dishwasher soap. Run the pump for 10 minutes. Draining and fill the tub again to flush and rinse the pump and pipes.

## **LIMITATIONS OF PLUMBING INSPECTION**

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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

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<b>Wall and Ceiling Materials:</b>	•Drywall •Wood
<b>Floor Surfaces:</b>	•Carpet •Tile
<b>Window Type(s) &amp; Glazing:</b>	•Sliders •Single Hung •Fixed Pane •Double Pane Glazing
<b>Doors:</b>	•Wood Panel •Mirrored Bypass
<b>Steps/Stairs and Railings:</b>	•Stairs to Second Floor with Wood and Metal Handrails
<b>Balcony:</b>	•Wood and Metal Handrails
<b>Countertops:</b>	•Granite •Stone •Wood
<b>Cabinets:</b>	•Wood Cabinets
<b>Fireplaces:</b>	•Two (2) Zero Clearance with Gas Logs

## INTERIOR OBSERVATIONS

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All smoke alarms in your house should be tested once a month and their batteries replaced annually. Every family should develop a fire escape plan and practice it at least twice a year. For additional information, consult the Consumer Product Safety Commission's smoke alarm report at: <http://www.cpsc.gov/cpscpub/pubs/5077.html> .

The interiors are considered to be in good condition.

The cabinets and countertops were found to be in good condition.

A representative number of windows were observed and operated as a part of this inspection. These windows were found to be functioning properly.

No improvements to the stairs, railings and balcony are currently needed.

The fireplaces were found to be functioning as intended and in good condition.

The condition of the interior components listed above, to the extent they are visible, is satisfactory. The interior components appear to be performing as intended. No repairs or improvements of the components are currently needed, except for where noted below.

## RECOMMENDATIONS / OBSERVATIONS

1. **Safety Issue, Repair:** At least one (1) of the windows in the guest house bedroom should open in order to provide egress directly to the exterior.
2. **Repair:** Water damage was noted in the drywall walls next to the exterior doors in the laundry room, office, master bedroom and closet, entry hallway and guest house. A qualified licensed contractor familiar with moisture damage remediation should be engaged in order to make the needed repairs.



3. **Repair:** The doors to the front corner bedroom do not latch when closed. Adjustment is needed.
4. **Repair:** The doors inside the front corner bedroom and the cabinets in the laundry room are scratched.



5. **Improve:** The door to the back corner bedroom drags against the carpet. Trimming is needed.
6. **Improve:** Two (2) of the bedroom closet doors have deadbolt instead of door handles.
7. **Improve:** The door between the main room in the guest house and bedroom has been removed.
8. **Monitor:** Minor cracks were noted on the interior finishes. This does not appear to represent a structural concern. Cosmetic repairs may be needed on an elective basis.

## **LIMITATIONS OF INTERIOR INSPECTION**

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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.

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

# Appliances

## DESCRIPTION OF APPLIANCES

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<b>Appliances Tested:</b>	•Gas Cooktop •Electric Built-in Convection Oven •Warming Drawer •Two (2) Microwave Ovens •Dishwasher •Waste Disposer •Refrigerator/Freezer •Two (2) Under-Counter Refrigerator •Stand Alone Ice Maker •Trash Compactor
<b>Laundry Facility:</b>	•240 Volt Circuit for Dryer •Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer •Clothes Washer •Gas Clothes Dryer
<b>Laundry Facility - Guesthouse:</b>	•Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
<b>Other Components Tested:</b>	•Cooktop Exhaust Hood •Door Bell •Central Vacuum System - Attachments Not Tested•Built-In Ironing Board

## APPLIANCE OBSERVATIONS

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The appliances were tested and are considered to be in generally good condition, except where noted below.

### RECOMMENDATIONS / OBSERVATIONS

1. **Repair:** The garbage disposer is cracked and leaking. Replacement is needed.
2. **Repair:** The trash compactor is not operational. Repair is needed.
3. **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.
4. **Note:** The ice maker in the freezer was off at the time of the inspection and therefore was not tested.

## LIMITATIONS OF APPLIANCE INSPECTION

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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

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<b>Pool Type:</b>	•Below Ground •Exposed Aggregate
<b>Filter:</b>	•Filtering Media Unknown
<b>Pumps:</b>	•Circulation •Spa Jets •Water Fall
<b>In-Pool Cleaning System:</b>	•In-Floor Popup Heads
<b>Electrical Components:</b>	•Breaker at Equipment •Ground Fault Circuit Interrupter Protection: Outlet and Pool Light
<b>Water Supply:</b>	•Automatic Pool Filler
<b>Pool Fencing:</b>	•Yard Perimeter
<b>Decking / Coping:</b>	•Flagstone
<b>Heater:</b>	•Natural Gas
<b>Other Components:</b>	•Waterfall •Saltwater Automatic Chlorinator

## POOL OBSERVATIONS

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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 municipal requirements regarding pool safety. For additional information, consult the Consumer Product Safety Commission's report: *How to Plan for the Unexpected - Preventing Child Drownings* at <http://www.cpsc.gov/cpscpub/pubs/359.pdf> and *Safety Barrier Guidelines for Home Pools* at <http://www.cpsc.gov/cpscpub/pubs/pool.pdf>.

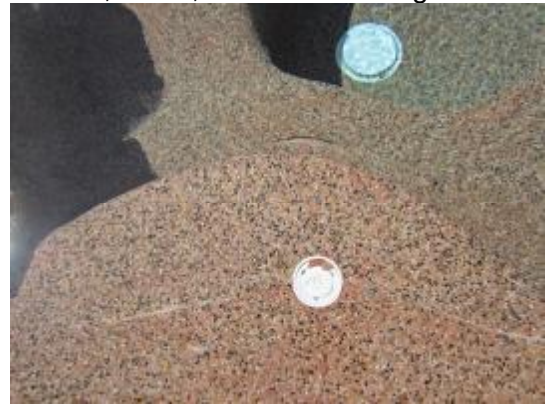
The following repairs should be made by a qualified licensed pool technician.

## RECOMMENDATIONS / OBSERVATIONS

- Repair:** The flow of water through the circulation system is very low. Repair is needed.
- Repair:** The salt water chlorinating system and the in-floor pop-up head self-cleaning system are not operational. This may be due to the low flow of water through the circulation pump. These systems should be further evaluated once the pump has been repaired, and service or repaired as needed.
- Repair:** The container for the plates in the salt water chlorinating system is leaking. Repair is needed.



4. **Repair:** The exposed aggregate surface inside the spa is cracked. This is an indication that large sections of the surface material around the cracks have separated from the gunite. The damaged sections of the surface should be removed and replaced.



5. **Repair:** The exposed aggregate surface at the rolled edge above the back of the pool is damaged. Repair is needed.



## LIMITATIONS OF THE POOL INSPECTION

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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.