



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### HOME INSPECTION REPORT



**Home. Safe. Home.**



## WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

## WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

## OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

## WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

## WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

**Thank you for allowing us the opportunity to serve you.**



FAST



TRUSTED



ACCURATE



Dear Bill Sample,

On Saturday, August 4, 2018 The HomeTeam Inspection Service made a visual inspection of 123 Sample Dr, Anytown, AZ 55555. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If I can be of any assistance, please feel free to call me at (555) 555-5555. Thank you for choosing HomeTeam.

Sincerely,

HomeTeam Inspection Service

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## SUMMARY

The following is a summary of our findings. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

### 01- Safety Concerns

1. The shower light installed in the master bath is not suitable for use in wet locations and may present a safety hazard.
2. Oven and range combination does not have an anti-tilt bracket installed.
3. The garage door safety pressure reverse system is not operable.

### 04- Roof

1. Excessive leaves and other debris were observed on roof material.
2. Concrete mortar packs missing or cracked were observed.
3. 5 to 10 cracked, slipped, or missing concrete tiles were observed.
4. Fascia board showing signs of previous moisture intrusion through either splitting, staining, warping or surface degradation.
5. One under-eave areas found with evidence of prior moisture intrusion.
6. Flashing is not installed at the fascia board, which may lead to water intrusion and damage.

### 05- Heating, Cooling, & Ventilation

1. At least one location on and around air handler where conditioned air is escaping into attic.
2. The insulation on the air conditioning line set is missing.
3. HVAC unit does not have the correct fusing or breakers based on the information on the HVAC label.
4. The air filter is very dirty and should be replaced.

### 06- Electrical

1. At least one light fixture appeared to be broken.
2. Conduit has separated in at least one area.

### 07- Plumbing

1. Water meter enclosure partially filled with rocks and dirt
2. Active water leaks were present at supply lines at the time of the inspection.
3. The sinks in both bathrooms drain very slowly.

### 08- Kitchen & Laundry

1. Rubber hose(s) under constant water pressure found in home.

### 09- Interior Surfaces

1. Closet door hardware missing or in need of repair.

### 13- Pool/ Spa

1. The self-fill system appeared to be damaged and/or inoperable at the time of the inspection.
2. Weir valve on skimmer is missing or damaged.
3. Leaks were observed in the pool circulatory system.
4. Terminal shield in timer box is damaged or missing.
5. One or both features of self-closing self-latching pool gate are in need of repair.

### 15- Bathrooms

1. Shower door requires adjustment to ensure that the door closes properly.

## **21- Client Notes**

1. Cross connections observed and noted. Cross connections are a possibility wherever supply plumbing and solid or liquid waste could come together and contaminate potable water with waste to create a serious health issue. Home inspection standards require the inspector to look for and call out any cross connections observed.

NOTE: This summary is presented to assist in the presentation of information and should never be solely relied upon. The report should be read and understood in its entirety, and the inclusion or omission of certain items in the summary does not indicate any relative importance or special significance. It is important for clients to work closely with their real estate professional in developing any repair requests. Please contact HomeTeam for clarification of any items in this report.

# **PRE- INSPECTION**

## PREFACE

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

You may be advised to seek a specialist's opinion as to any defects or concerns mentioned in the report. At that time, additional defects may be revealed that may not have been identified in the initial home inspection. This is part of the normal due diligence process.

If the age, condition or operation of any system, structure or component of the property is of a concern to you, we recommend that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This inspection report includes a description of any material defects\* noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the named defects and other related defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. This may require an extension of the period. The Client warrants they will read the entire inspection report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the inspection report.

\* Material Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property, or one that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a defect.

The majority of home inspections are performed on pre-existing structures. Building techniques have changed dramatically over the years, and a home inspection is not designed to identify methods that were previously acceptable that may have been superseded by superior methods. We will not determine the cause of any condition or deficiency, or determine future conditions that may occur, including the failure of systems and components or consequential damage.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but is not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection bears conditions relevant to a specific time stamp and as conditions in a home can change from the time of the inspection to the time of closing, HomeTeam strongly recommends the client perform a thorough walk-through shortly prior to closing, turning on all faucets, flushing toilets, testing garbage disposals, turning on the furnace and air conditioner, and looking for any leakage, signs of water intrusion, stains, or other changes that may have occurred since the time of the inspection.

Any defects noted in the body of the report should be addressed by a professional in that field within the due diligence period. Additional assessments may uncover more extensive damage or needed repairs that a professional would have more significant knowledge of. .

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.



## **INTRODUCTION**

Throughout this report, the terms “right” and “left” are used to describe areas of the structure as viewed from the street. A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The cosmetic condition of the paint, wall covering, carpeting, window coverings, to include drywall damage, etc., is not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items. When material defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised prior to closing. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in this report.

A home inspection is not a home warranty, and HomeTeam strongly recommends purchasing a home warranty from a reputable company to cover items that will fail in the course of time.

## **CONDITIONS**

The approximate temperature at the time of the inspection was 100 to 105 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection. The age of the structure appeared to be 23 years. The structure was occupied and furnished at the time of the inspection

# **SECTION 3- STRUCTURE**

## **(includes Foundation, Crawl Space, Basement, Wall Structure, Stairs, Balconies, Attic)**

### **FOUNDATION**

The foundation was constructed of a slab on grade. If foundation cracks are detected, a single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly.

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. There were no material defects observed on the visible portions of the slab.

Please note that the condition of any utilities within or under a slab-on-grade, such as plumbing or ductwork, are not within the scope of the inspection. Due to the nature and expense of these items, HomeTeam recommends having drain lines scoped by a plumber. This is particularly important in older structures since drain line problems are hidden from view.

### **WALL STRUCTURE**

The inspected property consisted of a ranch masonry wall structure which appeared to be in satisfactory condition.

The structure included two masonry columns which appeared to be in satisfactory condition. The structure included one wood columns which appeared to be in satisfactory condition.

### **ATTIC**

The attic was accessed via a scuttle in the garage and was entered.

The attic above the living space was insulated with cellulose-based & fiberglass batted and loose fill insulation, approximately eight-inches in depth. The insulation appeared to be uniform. No vapor retarder was installed between the attic and the living space. The vapor retarder is not required

Ventilation throughout the attic was provided by gable and soffit vents. The attic ventilation appeared to be adequate.

The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and plywood sheathing.

The roof structure appeared to be in satisfactory condition.

There was no moisture visible in the attic space.

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Due to configuration, parts of the attic were not accessible. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection, ie, heavy rain combined with high winds. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc.

**Photo 1**



**Photo 2**



## **SECTION 4- ROOF**

**(Includes Roofing, Flues, Skylights, Chimneys, Vents, Eaves, Soffits, Fascia, Gutters, Downspouts)**

### **TILE ROOF**

A concrete tile roof was present on the structure. The roof was observed by walking it. Both HomeTeam Inspection Service and a licensed roofing contractor inspected the roof. There were (see below) slipped, cracked or missing tiles observed at this time. There were (see below) issues observed with the bird stops and concrete mortar packings.

In addition to their cosmetic appeal, the roofing tiles and mortar packs covering the roof shed most of the moisture and serve to protect the underlying roofing materials from damaging sunlight. These underlying roofing materials are the barrier that prevents moisture penetration into the structure.

Note- Since this inspection is non-invasive, we did not remove roofing tiles to inspect the roofing beneath the tiles. The absence of visible indications of moisture penetrations of the roofing at the time of the inspection is not necessarily conclusive evidence that the roof is free from leaks or other defects.

Photo 3



Photo 4



> **Concrete mortar packs missing or cracked were observed.** Suggest repair or replacement by a qualified roofing contractor.

Photo 5



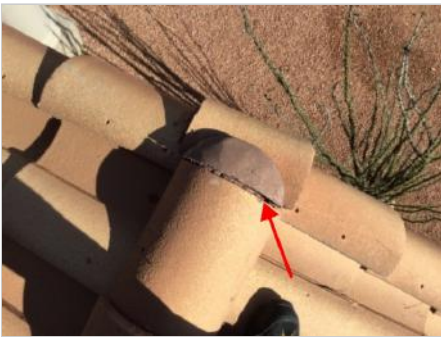
Photo 6



Photo 7



Photo 8



> **5 to 10 cracked, slipped, or missing concrete tiles were observed.** Suggest repair or replacement by a qualified roofing contractor.



Photo 9



Photo 10



Photo 11



Photo 12

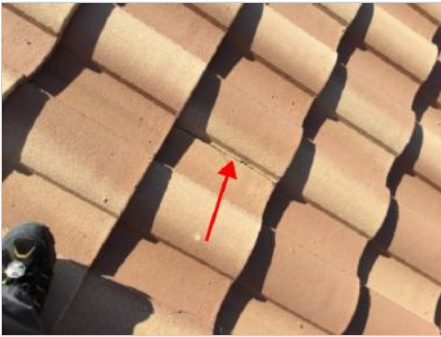


Photo 13



Photo 14

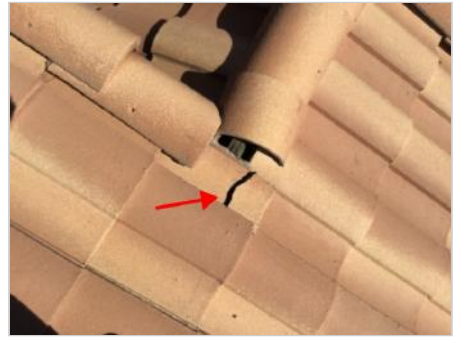


Photo 15



> Excessive leaves and other debris were observed on roof. This debris can trap moisture on roof and cause deterioration of the roofing material.

**Photo 16**



### **FLUES, VENTS, CHIMNEYS & SKYLIGHTS**

Observation of all roof penetrations was made from the roof. All roof penetrations were inspected for appropriate flashing, sealing and characteristics necessary to restrict water intrusion and promote functionality. Virtually all structures will have vents extending through the roof and structures with gas appliances will also have flues extending through the roof. The flashing/ sealing around the vent & flue roof penetration points was inspected and all appeared to be adequate.

### **EAVES, SOFFITS, FASCIA, GUTTERS, DOWNSPOUTS**

The eaves, soffits, and fascia were inspected and found to have some areas of concern (see below).

The roof drainage system consisted of no gutters or downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure and drainage problems that may lead to water intrusion. Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to unobservable damage to fascia or roofing components.

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation towards a down-slope to ensure water drains well away from the foundation. These measures will help ensure excessive water is not deposited in close proximity to the foundation, which can lead to interior water intrusion, particularly during periods of heavy rain or water-saturated soil. A properly functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

**> Fascia board showing signs of previous moisture intrusion through either splitting, staining, warping or surface degradation.** Suggest evaluation by a qualified party to determine where moisture is/was being introduced. Once the moisture intrusion has been eliminated, the fascia boards should be repaired or replaced as necessary.

**Photo 17**



**Rear Patio Area**

> **One under-eave areas found with evidence of prior moisture intrusion.** Suggest repair by a qualified roofing professional to fix moisture intrusion and assess damage to sheathing.

**Photo 18**



**Front Left Corner**

> **Flashing is not installed at the fascia board, which may lead to water intrusion and damage.** Consult with a qualified roofer for installation or repair.

**Photo 19**



Right Side

## **SECTION 5- HEATING, COOLING, & VENTILATION**

(includes Air Conditioners, Heat Pumps, Furnaces, Filters, Thermostats, and Fireplaces)

The heating, ventilating and air conditioning systems were inspected by HomeTeam Inspection Service. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

### **HEAT PUMP**

The indoor unit was located in the attic of the structure. The unit was International Comfort Products electric heat pump, Model Number FEM4X4800BL and Serial Number A161485299 which is approximately 2 years old. The condensate lines were trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system. There were (see below) issues observed with either the primary or secondary condensate drain.

The heating system was not tested because the temperature was above 65 degrees at time of inspection.

The electric outdoor condensing unit was Day & Night, Model Number N4H448GKG101 and Serial Number E154914492. The unit is located LOCATION of the structure and appears to be rated at 4 tons and correctly sized for the structure. This unit is approximately 2 years old. The forced air cooling system was tested and found to be functional. The temperature was measured at several locations; at the supply it was 51.6 degrees F and at the return it was 66.0 degrees F for an average of 14.4 degrees F, which is normal.

The HVAC system appears to have been serviced on a regular basis.

The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test or buried fuel tank inspection.



Photo 20



Photo 21



Photo 22



Photo 23



> HVAC unit does not have the correct fusing or breakers based on the information on the HVAC label. Suggest repair by a qualified HVAC technician or qualified electrician.

Photo 24



Outdoor Unit- Max Fuse 40 Amp

Photo 25



Circuit Breaker- 50 Amp

> **At least one location on and around air handler where conditioned air is escaping into attic.** Suggest review and repair by a qualified HVAC technician to maximize cooling efficiency of system.

Photo 26



Right Side of Air Handler

> **The insulation on the air conditioning line set is missing.** This could affect the efficiency of the system and should be replaced.

**Photo 27**



### **DUCTWORK FOR HEATING & COOLING**

The structure being inspected had a heating & cooling distribution system that did provide a heating & cooling source to every room using ducts that were in good condition.

There will be normal temperature variations from room to room and level to level, most noticeable between levels. Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. Inspection of air and duct supply system for adequacy, efficiency, capacity or uniformity of the conditioned air to the various parts of the structure is beyond the scope of the home inspection.

### **THERMOSTAT**

The control for the heating and air conditioning system was provided by a single 24 volt digital programmable thermostat(s) located on the hallway wall of the home. The manufacturer for the thermostat(s) was Braeburn and each was found to be in working order.

**Photo 28**



### **FILTER(S)**

The disposable/washable filter should be replaced/cleaned on a regular basis to maintain the efficiency of the system.

There was one disposable filter(s) installed in the front room ceiling filter grill. The filters were found to be in need of replacement (see below).

The filter sizes and locations are provided as a courtesy to the buyer for easy reference- (1) 20 x 25 x 1

The efficiency rating of the filter is not within the scope of this inspection.

> **The air filter is very dirty and should be replaced.** Clogged and dirty filters affect the performance and efficiency of the HVAC system. A clogged filter can also cause damage to the system. The filter should be replaced immediately upon taking ownership of the structure.

**Photo 29**



## **ROOM VENTILATION**

Ventilation was present in each bathroom within the structure and, if present, appeared to be operable in all locations and in good condition at the time of inspection.

Laundry room ventilation was present in the structure and appeared to be operable at the time of inspection.

The structure did have a kitchen exhaust fan located in the range hood and microwave combination was tested and did appear to be functional. The exhaust capacity is not within the scope of this inspection. As a general rule, cleaning the fan and filter may increase the exhaust capability.

# **SECTION 6- ELECTRICAL**

(includes Service, Panel(s), Wiring, Lights, Receptacles, Switches; Smoke & CO Detectors)

## **ELECTRIC SERVICE, PANEL(S), & WIRING**

The underground electric service entered the main electrical panel on the right wall. There were not any adverse conditions observed with the service drop or service lateral to the main panel. The service conductors were not visible and their condition was not visible.



**Photo 30**



The service wire appeared to be 120/240 volt and 200 amp and entered a Unable to determine manufacturer service panel, located on the right exterior wall. The main service disconnect was 200-amp rated circuit breaker and was located in the main panel.

The branch circuits within the panel were copper and stranded aluminum. These branch circuits were provided overcurrent protection by circuit breakers which were found to be in fair condition. These overcurrent protection devices appeared to be appropriately matched to the circuits. The service panel and its internal components (e.g. main lugs, bus bars, etc) were in fair condition.

The electrical service appeared to be adequate.

As a reminder, alarms, electronic keypads, remote control devices, landscape lighting, telephone and television wiring are beyond the scope of this inspection.

**Photo 31**



**Photo 32**



The visible house wiring consisted primarily of the Romex type and appeared to be in good condition. An electric service grounding system was installed. Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.

**LIGHTS, SWITCHES, OUTLETS**

A representative number of installed lighting fixtures, switches, and outlets located throughout the structure were tested and a few were found to be in unacceptable (see below) condition. The grounding and polarity of outlets within six feet

of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI) protected circuits were also tested and all were found to be in acceptable condition.

The installation of GFCI protected circuits and/or outlets located within six feet of water, near kitchen countertops, in unfinished basement areas, in the garage, and on the exterior of the structure is a commonly accepted practice and required by many municipalities. All GFCI outlets and circuit breakers should be tested monthly.

This home is not equipped with arc fault circuit interrupters in the electrical panel. AFCI breakers are typically installed in circuits that provide electricity to bedroom areas. As with GFCI breakers in the panel, all AFCI circuit breakers should be tested monthly.

We do not check all light switches or outlets to determine which specific outlets or light fixtures each switch is connected to.

Please note that electrical codes have changed through the years. Although the structure does not need to meet current code for a real estate transaction, any work an electrician does must meet the current code requirements. Often, electricians will recommend changes that, in the context of a real estate transaction, are considered upgrades rather than necessary requirements. Keep these items in mind if negotiating repairs.

**> The shower light installed in the master bath is not suitable for use in wet locations and may present a safety hazard. The fixture should be replaced or repaired.**

**Photo 33**



**> At least one light fixture appeared to be broken. Suggest repair or replacement by a qualified party.**

**Photo 34**



Above Garage Door

### **SMOKE AND CO DETECTORS**

Smoke detectors/ alarms were present in the house. Carbon monoxide detectors are not required (no gas appliances) in the house.

Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Similar varied requirements exist with regard to carbon monoxide detectors. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.

**Photo 35**



## **SECTION 7- PLUMBING**

(includes Water Meter, Water Heater, Supply, Drain, Fixtures, Faucets, and Fuel)

### **WATER METER**

The water meter was located in the front yard. The main water shutoff valve for the structure was located adjacent to the water service entry point on the exterior front side.



Water pressure appeared to be adequate.

Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated.

Note that water pressure (and drainage) often change and fluctuate over time, and the buyer should monitor pressures after occupancy. Higher water pressures may cause advanced deterioration of supply systems and components, premature failure of faucets and connections, and leaks. If concerned about excessive water pressure, consult with a professional plumber regarding options, such as installation or adjustment of a regulator at the main water shutoff location.

**Photo 36**



Water Meter

**Photo 37**



Water Pressure- 72 PSI

**Photo 38**



Water Shutoff

> **Water meter enclosure partially filled with rocks and dirt.** Suggest that this enclosure be cleaned out to allow access to water meter as well as meter shutoff actuation.

**Photo 39**



## **WATER HEATER**

A 50 gallon capacity, garage. The water heater was manufactured by General Electric, model number PE50M09AAH and serial number GE 0305R07419. Information on the water heater indicated that it was manufactured 13 years ago. Hot water temperature was approximately 112 degrees F. The water heater appears to be functional.

A temperature and pressure relief (TPR) valve was present with an acceptable discharge tube attached that did terminate properly. Your safety depends on the presence of a TPR valve, attached to an acceptable discharge tube with proper termination.

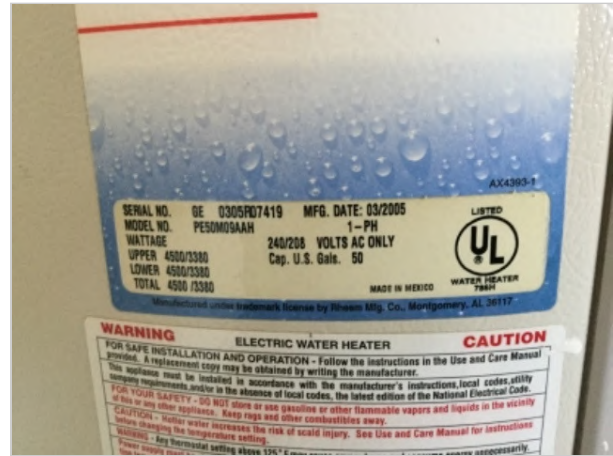
NOTE: Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance but for safety. When a water heater is replaced by a licensed technician it is necessary for him to bring the setup up to

the then-current code. This may include altering the configuration of the water heater, including flue configuration.

Photo 40



Photo 41



## PLUMBING

The visible water supply lines throughout the structure were PEX pipe and the condition of those lines appeared to be good. The water supply lines did have the proper support and insulation required. The functional flow through the water supply lines appeared to be adequate at the time of the inspection. There was (see below) evidence of water supply leaks observed. Water shutoff valves are not tested as part of the home inspection since water shutoff valves that have not been operated for an extended period of time often leak after being operated, and we would not be able to repair a leaking valve during the home inspection. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks.

The visible waste lines consisted of ABS plastic pipe and the condition of those lines appeared to be good. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. There was not evidence of waste system leaks observed. The functionality of washing machine drains or under-floor drain lines is outside the scope of the inspection. These lines are considered underground utilities and are specifically excluded. The lines are not visible or accessible, and their condition cannot be verified during a visible home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the structure. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the structure.

This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period.

Determining whether supply and drainage systems are public or private (city, well, septic, etc) is not part of a home inspection. Consult with the seller's disclosure and other sources to help determine that information.

**> Active water leaks were present at supply lines the time of the inspection. The affected areas should be repaired, and nearby or associated plumbing lines should be further assessed at the time of the repair.**

**Photo 42**



Rear Right Side

### **PLUMBING FIXTURES & FAUCETS**

All toilets, sinks, and faucets in and on the structure were tested and inspected for functionality, leakage, or damage using various techniques. As a result of these inspections, there appeared to be a few (see below) unsatisfactory conditions with these faucets and fixtures.

Please note that bathtubs and showers are tested without the weight of a person in the enclosure. We attempt to identify areas of potential leakage, but some problem areas may not be visible without the weight of a person in the enclosure (e.g.- a person taking a shower or bath). Any latent deficiencies noted under these conditions once the structure is occupied should be sealed to prevent water intrusion and damage.

Cross connections are a possibility wherever supply plumbing and solid or liquid waste could come together and contaminate potable water with waste to create a serious health issue. Home inspection standards require the inspector to look for and call out any cross connections observed. As a result of this inspection, there were a few (see below) cross connections observed.

> **Shower door requires adjustment to ensure that the door closes properly.** Without adjustment, either the shower door or the stationary glass panel will eventually get chipped. Suggest repair by a qualified party such as the company that installed the shower door.

**Photo 43**



Master Bath

> **The sinks in both bathrooms drain very slowly,** indicating a possible obstruction in the drain line or vent.



HomeTeam recommends having the affected line cleared and other lines further assessed at the time of clearing.

Photo 44



Master Bath- Left Sink

Photo 45



Hall Bath

> **Cross connections observed and noted.** Cross connections are a possibility wherever supply plumbing and solid or liquid waste could come together and contaminate potable water with waste to create a serious health issue. Home inspection standards require the inspector to look for and call out any cross connections observed.

Photo 46



Kitchen Sink

Photo 47



No Vacuum Breaker

Photo 48



No Vacuum Breaker

## Section 8- KITCHEN & LAUNDRY

(includes Appliances, Cabinets, Countertops)

### KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good condition with no areas of concern.

The appliances were operated to check basic operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use.

Following is a list of appliances found in a typical home as well as an itemization of what was found in this

home at the time of inspection:

Oven- Yes

Cooktop- Yes

Microwave (built in)- Yes

Refrigerator- Yes

Dishwasher- Yes

Disposal- Yes

The electric oven and range combination was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection. If the structure has an oven and range combination, the unit was checked for an appropriate anti-tilt bracket. This unit did not (see below) have an anti-tilt installed.

> **Oven and range combination does not have an anti-tilt bracket installed** to keep the unit from tipping forward. An anti-tilt bracket should be installed by a qualified party.

**Photo 49**



All of the heating elements on the cooktop were tested and found to be functional.

The built-in microwave was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The refrigerator was inspected and did appear to be functional . The ice maker operation and hookups, if present, are not within the scope of the inspection.

The dishwasher was tested and did appear to be functional. The dishwasher racks appeared to be in good condition.

The disposal was inspected and appeared to be functional.

The age,efficiency rating, and chopping/ grinding ability of the disposal is not within the scope of the inspection.

## **LAUNDRY AREA**

The dryer connections available in the laundry area include a 240 volt electrical outlet. For safety reasons, no attempt was made to verify that the electrical outlet is properly wired with power present. This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them. Consult with a qualified contractor if the desired type of connection is not available.

During the inspection, a washer was connected to power, water supply and the waste water drain. A dryer was connected to the 240V electrical outlet. It is beyond the scope of a home inspection to operate these appliances but disconnected or missing appliances may suggest additional investigation may be required.

A dryer vent hookup was in place and appeared to be in fair condition. The dryer vent appears to exhaust through the roof.

A drain for a washing machine was present.

> **Rubber hose(s) under constant water pressure found in home.** HomeTeam recommends replacement of any rubber hose that under constant pressure (water heater, washing machine, toilet, sinks) with a stainless steel braided reinforced hose. The stainless steel braided hose will last much longer in the dry Arizona air than a typical rubber hose although the stainless steel hose will need to be replaced per the manufacturer's suggested interval.

**Photo 50**



Washer Supply Hoses

## Section 9- INTERIOR SURFACES

# SECTION 9- INTERIOR SURFACES

**(includes Ceilings, Walls, Cabinets, Floors, & Doors)**

HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc. are not addressed unless condition is believed to be a symptom of a structural or safety issue.

The interior wall and ceiling structure consisted of wood framing. The interior wall and ceiling surfaces were predominantly finished with drywall. The walls and ceilings appeared to be in good condition. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

The interior flooring surfaces were predominantly finished with tile & wood. The floors appeared to be in good condition.

All interior doors were actuated and the hardware tested with some found to be in need of repair (see below).

The visible portion of all cabinets and countertops outside the kitchen area (see "Kitchen" section above for kitchen cabinets) were in good condition with no areas of concern.

> **Closet door hardware missing or in need of repair.** Suggest repair or installation by a qualified party.

**Photo 51**



Left Front Bedroom Closet

## **SECTION 10- STRUCTURE EXTERIOR**

### **(includes Cladding, Windows, Exterior Doors, Decks, Balconies, Porches, Patios, Walks)**

#### **CLADDING**

The inspected property had an exterior surface of stucco cladding which appeared to be in satisfactory condition. The wall flashing and trim were inspected and found to be in satisfactory condition.

There was not vegetation observed having a potential adverse impact on the structure. It is recommended that vegetation be trimmed back at least 12 inches from structure.

*For Stucco Cladding only-* Small hairline cracks in stucco cladding are typical in the Phoenix area possibly due to the summertime heat. These types of cracks in the stucco will not be called out in this report as they are cosmetic in nature.

#### **WINDOWS AND EXTERIOR DOORS**

A representative number of accessible windows were operated and all were found to be functional. The primary windows were vinyl-clad, slider style, with double pane glass. All exterior doors were actuated and the hardware tested with all found to be functional.

If equipped with double pane glass, the windows were inspected for signs that the window seal between the panes has deteriorated to a point that allows moisture or contaminants between the panes of glass (i.e. seal loss) or if the seal have begun to migrate away from the frame and into the viewing area. There were not windows observed that showed signs of either seal migration or seal loss.

The exterior door locks should be changed or re-keyed upon occupancy.

Exterior windows require routine caulking and maintenance to prevent water intrusion.

**NOTE:** Possible problem areas may not be identified if the windows or doors have been recently painted. The condition, presence, or absence of screens, storm windows and storm doors is outside the scope of the inspection. Sunscreens improve energy efficiency and can slow the deterioration of window seals on dual pane windows.



# SECTION 11- GARAGE/ CARPORT

## GARAGE

The attached garage was designed for two cars with access provided by one overhead-style door. The structure is equipped with one electric garage door opener(s) whose operation and safety checked for each opener. The garage door opener(s) were found to be functional in fair condition with safety reverse features non-functional (see below).

Fire separation is required in the walls, ceilings, and doors that separate an attached garage from the dwelling itself. Inspection of the walls and ceilings between the garage and the dwelling indicate an issue (see below) that could compromise the required fire separation. The door between the garage and the dwelling was tested and found to be an acceptable fire separation door.

The garage floor was in fair condition.

> **The garage door safety pressure reverse system is not operable.** This means that the door does not stop and reverse when resistance is placed at the base of the door. The opener should be adjusted or repaired.

Photo 52



# SECTION 12- EXTERNAL TO STRUCTURE

**(includes Lot & Grade, Driveway, Retaining Wall, Perimeter Fencing, Irrigation)**

## LOT AND GRADE

The structure was situated on a level lot. The general grade around the structure appeared to be adequate to direct rain water away from the foundation, assuming normal drainage and downspout, gutter, and other systems are functioning properly.

## DRIVEWAY

A concrete driveway is present in the front of the structure. Cracks and spalling were not observed on the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. Sealing defects may help slow the rate of deterioration.

## **PERIMETER YARD FENCING**

There was perimeter yard fencing present on the property which were constructed of cement block. The wall was inspected and appears to be in good condition.

## **IRRIGATION SYSTEM**

Although the irrigation system is typically beyond the scope of the Home Inspection, HomeTeam does open the irrigation valve box and check for moisture on and around the valves. Based on this visual inspection, the irrigation valves are not showing signs of leakage.

If these valves can be manually actuated, the inspector will open each valve and verify that irrigation water is being supplied and note any leaks observed. The inspector was able to manually actuate the valves and did not

observe any issues. Verification of flow to each drip point as well as confirmation of sprinkler coverage for lawn areas is not confirmed during this test.

# **Section 13- POOL & SPA**

## **(includes Surface & Decking, Equipment, Cleaning & Disinfection, Electrical, Heaters, Safety Barriers)**

HomeTeam inspected the pool. The pool inspection is based solely on the conditions present at the time of the inspection. Latent or concealed defects are not within the scope of the inspection. Throughout this report, the terms "right" and "left" are used to describe the pool as viewed facing the pool from the street. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Compliance with national codes, local codes or the insurability of the pool is not addressed. Leak testing requires specialized equipment and is beyond the the scope of this inspection.

**Photo 53**



This inspection does not include testing the pool's chemical balance. This testing is considered routine pool maintenance. It should be noted that many pool supply stores offer free in-store water testing. Check with your local pool supply store as to what frequency of testing they allow.

## **SURFACE & DECKING**

The in-ground pool was constructed with a gunite structure. The surface finish was pebble/ aggregate and appeared to

be in good condition with no area(s) of concern. The tile trim around the perimeter of the pool was in good condition with no area(s) of concern.

The coping around the top of the pool and/or spa was in good condition and the seam between the coping and the pool and/or spa appeared to be in good condition. The deck surrounding the pool was constructed of Kool Deck coated concrete. There was not any issues observed in the deck material.

There was not a diving board installed that N/A.

Any handrails or ladders have been inspected and found to be none present.

## **POOL EQUIPMENT**

The system includes a Hayward variable speed pump and motor assembly that was operational at the time of the inspection. Filtration for the system is provided by a Pentair sand filter which appeared to be in fair condition. There were some leaks observed (see below) on and around the pump & motor assembly or on the filter unit.

The system incorporates one skimmer equipped with missing weir valve(s). The main drain in the pool and/or spa appears to provide the features necessary to prevent entrapment.

The system includes a self-leveling automatic fill to maintain water level. If present, this automatic fill system has an anti-siphon valve to guard against a possible cross connection.

All pool filters require cleaning and routine maintenance in order to properly clean the water. Consult with the manufacturer's documentation for maintenance procedures.

**Photo 54**



Pool Pump

**Photo 55**



**Photo 56**



Sand Filter

**Photo 57**



Sand Filter Label

**Photo 58**



Distribution for Pop-Ups

**Photo 59**



Water Feature Pump

**> The self-fill system appeared to be damaged and/or inoperable at the time of the inspection. This could preclude proper water levels and functioning of the pool circulatory and filter systems. Recommend they be evaluated by a pool specialist for repair or replacement as necessary.**



**Photo 60**



Cover Painted in Place

**Photo 61**



Valve Off

> **Weir valve on skimmer is missing or damaged.** The weir valve functions to keep debris pulled into skimmer from floating back into pool/ spa. Suggest repair or replacement by an authorized party.

**Photo 62**



> **Leaks were observed in the pool circulatory system.** In addition to water loss and issues this could introduce air into the system and cause damage to the pump and filter. Recommend that the cause of the leak be determined and corrected by a qualified party to ensure proper function of the circulation and help prevent damage to components.

Photo 63



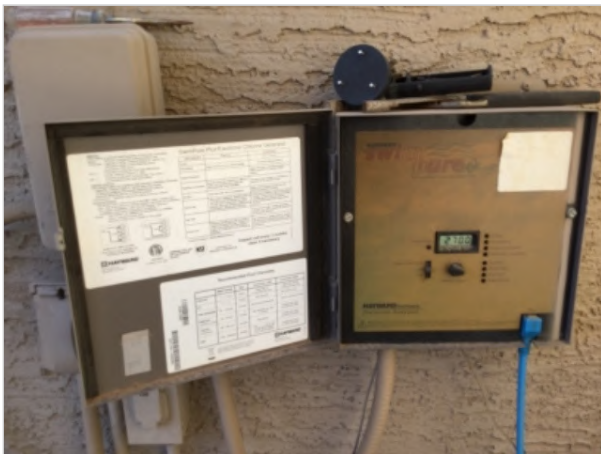
Water Feature Pump Leaking

## CLEANING & DISINFECTION

The cleaning system being used is in-floor pop-ups which appeared to be functioning correctly. There are many factors that affect how clean a pool and/or spa is at a specific point in time. It is beyond the scope of this inspection to characterize the cleaning system as adequate under these varying conditions. The inspection focuses instead on whether the equipment is functioning and the condition of the equipment.

Disinfection for the pool and/or spa was provided by salt cell (salt water only). If the disinfection is provided by an automatic chlorinator or a salt cell, the unit did appear to be functional.

Photo 64



Salt Cell Control Box

Photo 65



Salt Cell

## ELECTRICAL COMPONENTS

There was a light(s) installed in the pool which was functional. The ground fault circuit interrupter providing protection for the lighting circuit was tested and found to be functional.

The timer assembly and the component wiring was inspected and appeared to be operable with one (see below) areas of concern. The visible equipment was inspected for proper external bonding and found to have no areas of concern.

> **Terminal shield in timer box is damaged or missing.** Suggest replacement to ensure that electrical connections are not accidentally contacted while actuating timer.

**Photo 66**



> **Conduit has separated in at least one area.** Suggest repair by a qualified electrician to insure that wiring is properly protected.

**Photo 67**



**Pool Light Power**

Specific pool and/or spa barrier laws are governed by the municipality or county where the structure is located. This inspection does not confirm that the pool barriers in place meet the existing standard.

Child safe barriers can take multiple forms but the goal is either to isolate and secure the pool area in the yard or secure the yard itself. The pool and/or spa on this property has a pool barrier that isolates the pool area within the yard.

**Safety barrier isolating pool within yard-** The safety barrier fencing met the standard for height and openings and appeared to be in good condition. The gate was not (see below) self-closing & self-latching and was in need of repair (see below) at the time of the inspection.

> **One or both features of self-closing, self-latching pool gate are in need of repair.** Suggest repair by a qualified party.



**Photo 68**



Spring Requires Adjustment

**Photo 69**



Gate Requires Adjustment

### **TERMITE & MOLD INSPECTIONS**

The purpose of a pest inspection is to determine if there are active wood destroying insects (WDI) present in the structure and whether any damage has occurred from these insects. The pest inspection does not include determining the presence of common household insects such as spiders, ants, etc.

A termite inspection was conducted by a Certified Applicator for the state of Arizona. This Certified Applicator works with First Inspection Termite & Pest Management and, per Arizona guidelines, completed a WDIIR on this property. This WDIIR report is included as a separate document as it's format and presentation are dictated by the Arizona Department of Agriculture Office of Pest Management.

The only way to tell the presence and relative concentration of mold is to perform a valid mold test. The presence of certain molds and mold spores in buildings can result in mild to severe health effects in people and can deteriorate the structure of the building resulting in structural damage. HomeTeam recommends that all structures be tested for mold to determine the type of mold present in the building. Clients are urged to obtain further information concerning mold and air quality from the following and other sources such as [www.doh.wa.gov/ehp/ts/IAQ/Got-mold.html](http://www.doh.wa.gov/ehp/ts/IAQ/Got-mold.html) or [www.iaqcouncil.org](http://www.iaqcouncil.org).



### **REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:**

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

**Intermittent or concealed problems:** Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

**No clues:** These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

**We always miss some minor things:** Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

**Contractor's advice:** A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

**"Last man in" theory:** While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

**Most recent advice is best:** There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

**Why didn't we see it?:** Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

**Not insurance:** In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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