



HomeTeam[®]

INSPECTION SERVICE

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, January 1, The HomeTeam Inspection Service made a visual inspection of 123 Sample Street, Oro Valley, AZ 85737. 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 (520) 467-5577. Thank you for choosing HomeTeam.

Sincerely,

John Mross
HomeTeam Inspection Service

Table of Contents

Summary 3
PRE- INSPECTION 6
Section 3- STRUCTURE 8
Section 4- ROOF 9
Section 5- HEATING, COOLING, & VENTILATION 14
Section 6- ELECTRICAL 21
Section 7- PLUMBING 26
Section 8- KITCHEN & LAUNDRY 33
Section 9- INTERIOR SURFACES 38
Section 10- STRUCTURE EXTERIOR 43
Section 11- GARAGE/ CARPORT 52
Section 12- EXTERIOR (NON-STRUCTURE) 54
Section 13- POOL & SPA 60
In Conclusion 66

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.

Section 01- Safety Concerns

1. The furnace flue pipe is not sealed where it enters the chimney, possibly leading to exhaust gases entering the structure.
2. Both self-closing and self-latching function(s) on pool gate(s) are missing (Sec 13- Pool).
3. Handrails missing, suggest adding for safety.
4. Exterior auto screens do not go down same length

Section 02- Priority Issues

1. > A few under-eave area(s) found with evidence of prior moisture intrusion. Suggest repair by a qualified roofing professional to fix moisture intrusion and assess damage to sheathing.

Section 04- Roof

1. Excessive leaves and/ or other debris observed on roof material.
2. Fascia board showing signs of previous moisture intrusion through either splitting, staining, warping or surface degradation.

Section 05- Heating, Cooling, & Ventilation

1. A vented fireplace insert with natural gas fuel supply was located in the master bedroom. The chimney/flue was metal material. The unit was operated and was functional. There were no material defects observed on the gas fireplace. Be sure to read and understand the operating procedures prior to operating the unit. If the fireplace is used for burning wood, special precautions should be taken, including a full assessment by a chimney sweep for suitability and any configuration changes that should occur. Often, gas fireplaces that have not been operated for a prolonged time require an extended number of attempts before they will light. This is often due to air in the lines that requires time to purge.
2. A vented fireplace insert with natural gas fuel supply was located in the living room. The chimney/flue was metal material. The unit was operated and was functional. There were no material defects observed on the gas fireplace. Be sure to read and understand the operating procedures prior to operating the unit. If the fireplace is used for burning wood, special precautions should be taken, including a full assessment by a chimney sweep for suitability and any configuration changes that should occur. Often, gas fireplaces that have not been operated for a prolonged time require an extended number of attempts before they will light. This is often due to air in the lines that requires time to purge.

Section 06- Electrical

1. > Multiple light fixture(s) with exposed bulb(s) observed. HomeTeam suggests that these bulbs be covered with a light fixture or globe to prevent possible breakage. Consult a qualified party for these repairs.
2. Evidence of amateur wiring was observed on exterior of home.

Section 07- Plumbing

1. note: There was a water heater expansion tank installed in the garage at time of inspection.
2. Hose bib observed to leak from the bonnet area when valve is actuated.
3. > Faucet handle requires excessive force to actuate handle. Suggest repair by a certified plumber to correct.
4. Note: There was a water filtration system installed under the kitchen sink at time of inspection.

Section 08- Kitchen & Laundry

1. Dryer vent to exterior observed to have excess lint at discharge point.

Section 09- Interior Surfaces

1. > Areas observed with evidence of mechanical or pet damage. Suggest repair of affected areas by a qualified party.
2. > Multiple floor tile(s) observed to be cracked. Tile cracking may indicate a crack in the concrete slab or it may be an isolated issue from the time of tile install. Suggest repair by qualified party assess and to insure debris and moisture are excluded.
3. > Area(s) observed between drywall and window frames that were not properly sealed. Suggest caulking and painting (as required) to improve aesthetics and protect drywall.

Section 10- Structure Exterior

1. Holes and damaged siding were noted on the parapet wall of the structure's exterior.
2. Cracked stucco on multiple locations of the structure's exterior.
3. Exterior caulking around the windows is cracked or missing.
4. > Weatherstripping is missing or damaged on one exterior door(s). Suggest replacement by a qualified party to exclude pests and the elements.
5. Exterior caulking around the eaves is cracked or missing.
6. > One exterior door lock(s) observed with deadbolt lock that requires a key to unlock it from the interior of the structure. For safety during emergency egress, all exterior doors should be operable without a key from the interior. The affected lock should be repaired or replaced to allow for manual, keyless operation from the interior.
7. > Area(s) observed with non-uniform paint. Suggest correction by a qualified painting professional to protect surface and improve aesthetics.
8. > Exterior cladding and trim observed with moisture damage. Suggest area(s) be repaired and sealed to limit further progression of damage.
9. Mulch and/or dirt on the front of the structure is in direct contact with wood siding or trim.

Section 11- Garage/ Carport

1. > Weatherstripping at garage door is loose. Suggest repair or replacement to limit intrusion by moisture and pests into garage space.
2. Note: Panel on single car garage door was observed to be damaged at time of inspection, suggest repair or replacement by a qualified party.
3. There was a VacuFlo central vacuum system located in the garage. The vacuum was turned on at the canister and appeared to be functional. The cleaning efficiency of the unit is outside the scope of the inspection. The canister should be emptied regularly to insure proper working order.

Section 12- External to Structure

1. > Crack(s) observed in concrete garage, driveway, or walkway. Cracks that have separated and/ or have experienced upheaval at crack itself are of greater concern than those that have not. Suggest filling with epoxy or caulking to limit moisture intrusion and monitoring for further movement.
2. The gate on the left side of the home has a locking mechanism that needs repair or adjustment.
3. > Perimeter fencing observed to be damaged in at least one area. Suggest repair or replacement by a qualified party to enhance aesthetics and security.
4. > Crack(s) observed in concrete garage, driveway, or walkway. Cracks that have separated and/ or have experienced upheaval at crack itself are of greater concern than those that have not. Suggest filling with epoxy or caulking to limit moisture intrusion and monitoring for further movement.

Section 13- Pool/ Spa

1. > Weir valve on skimmer is requires repair. The weir valve functions to keep debris pulled into skimmer from floating back into pool/ spa. Suggest repair or replacement by an authorized party.
2. Doors from house to pool area lack alarms, auto-close, and/ or locking features to prevent or alert access by small children to pool area.

Section 20- Seller Discussion Items

1. Area of previous stucco repair evident on exterior wall (Sec 10- Exterior).

2. At least one breaker observed to be in "Off" position.

Section 21- Client Notes

1. Note- The interior living area the closets were cluttered with many stored items and/or shelves at the time of inspection. The obstructed areas were not able to be visually inspected.
2. Note- The garage was cluttered with many stored items and/or shelves at the time of inspection. The obstructed areas were not able to be visually inspected.
3. Note- A water softener is present in the structure. The water softener is outside the scope of the inspection but should be checked for functionality and correct installation and operation (Sec 7- Plumbing).
4. Note- Dryer vent is vertical in at least one place. This is not necessarily a deficiency, but because of this configuration the homeowner should consider having the dryer vent ductwork cleaned at regular intervals to prevent clogs.
5. Note: Cross connections observed on at least one hose bib (missing vacuum breaker). 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 (Sec 7- Plumbing).
6. Observed wasp nest on the eaves of the front left patio.
7. Note- The hot water temperature is high and may pose a risk of burning. HomeTeam recommends adjusting the hot water temperature by turning down the water heater thermostat.
8. Note- One area(s) observed with settlement cracking in drywall. This type of cracking is typical and can usually be corrected with caulking and paint.
9. Unable to lower patio awning at time of inspection due to the lowering and raising device was not able to be located.
10. Note- Kitchen cabinet door hinges are in need of adjustment. These adjustments are usually relatively simple and only require the tightening of screws or alignment of a variable adjustment hinge.
11. Note- There was no access to the attic area at the time of the inspection. As a result, it was not possible to inspect any part of the underside of the roof for signs of leaks, or to determine the type of roof construction. Additionally, it was not possible to determine if insulation was installed in the attic. Special attention was paid to the visible finished ceiling surfaces for evidence of active leaks. There was no evidence of active leaks at the time of the inspection (Sec 3- Structure).
12. Home is equipped with EV car charger on the right exterior wall.

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 80 to 85 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 26 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 (Sec 3)

The foundation was constructed of poured concrete stem wall with 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 (Sec 3)

The inspected property consisted of a wood-framed ranch structure which appeared to be in satisfactory condition.

The structure included multiple framed stucco clad columns which appeared to be in satisfactory condition.

Photo 1



Rear patio

Photo 2



Front left and entry

ATTIC (Sec 3)

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.

Note- There was no access to the attic area at the time of the inspection. As a result, it was not possible to inspect any part of the underside of the roof for signs of leaks, or to determine the type of roof construction. Additionally, it was not possible to determine if insulation was installed in the attic. Special attention was paid to the visible finished ceiling

surfaces for evidence of active leaks. There was no evidence of active leaks at the time of the inspection.

SECTION 4- ROOF

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

LOW SLOPE ROOF (Sec 4)

A low-slope ("flat") roof was present. It was covered with rolled asphalt material with an acrylic coating. The roof was observed by walking it. The roofing material appeared to be in good condition with no areas of concern. The seams and joints appeared to be in good condition. Areas with indications of ponding or pooling were not observed.

Please note that low slope roofs have a much higher maintenance need, especially at any seams, and should be regularly inspected and maintained. The nature of a low-slope roof does not allow it to shed water as readily as a higher sloped roof and may lead to leakage over time unless properly and consistently maintained. Active leaks on these types of roofs may only visible during periods of heavy rain.

Photo 3



Garage right

Photo 4



Garage left

Photo 5



Center

Photo 6



Right

Photo 7



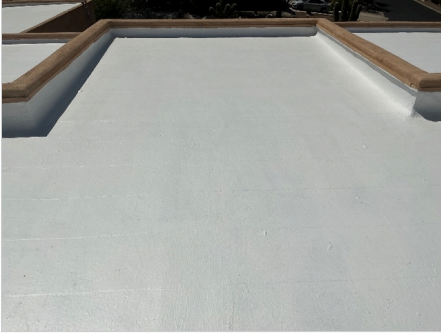
Rear right

Photo 8



Front entry

Photo 9



Center

Photo 10



Rear

Photo 11



Front entry

Photo 12



Left

Photo 13



Front left

Photo 14



Center left to the rear

> **Excessive leaves and/ or other debris observed on roof.** This debris can trap moisture on roof and cause deterioration of the roofing material. Suggest that this debris be removed by a qualified party and that this issue be monitored in the future.

Photo 15



FLUES, VENTS, CHIMNEYS & SKYLIGHTS (Sec 4)

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.

The structure had multiple chimneys. The flashing around the chimney roof penetration points appeared to be adequate. The chimney was equipped with a rain cap and spark arrestor.

The structure had multiple skylights. The flashing around the skylight roof penetration points appeared to be adequate and there was not evidence of leakage.

Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



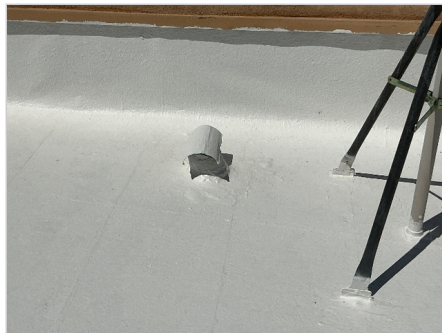
Photo 21



Photo 22



Photo 23



> **Dryer vent to exterior observed to have excess lint at discharge point.** Excessive lint build-up can be conducive to fire. Suggest removal of vent and cleaning of duct by a qualified party.

Photo 24



EAVES, SOFFITS, FASCIA, GUTTERS, DOWNSPOUTS (Sec 4)

The eaves, soffits, and fascia were inspected and found to be in good condition with no areas of concern.

The roof drainage system consisted of Scuppers and downspouts and gutter 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.

Photo 25



Scupper example

Photo 26



Gutter example

> **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 27



Front left

Photo 28



Photo 29



Photo 30



Observed wasp nest on the eaves of the front left patio.

Photo 31



Front left patio

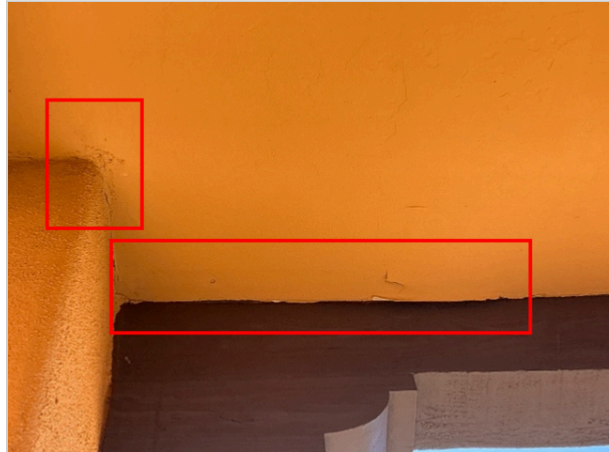
> **A few under-eave area(s) found with evidence of prior moisture intrusion.** Suggest repair by a qualified roofing professional to fix moisture intrusion and assess damage to sheathing.

Photo 32



Front left patio

Photo 33



Front entry

SECTION 5- HEATING, COOLING, & VENTILATION

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

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.

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

The structure is served by two HVAC system(s). Each system is defined below as to the energy source and type.

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.

AIR CONDITIONER & GAS FURNACE (Sec 5)

The HVAC system includes a natural gas forced air furnace in one area of the structure and an air conditioning unit in another area of the structure (aka "a split system").

The structure was heated by a Rheem natural gas forced air furnace with Model Number RGPB-10 and Serial Number FD5D307F280009852 which is approximately 26 year(s) old. The unit was located in the garage of the structure. It has an approximate net heating capacity of 100,000 BTUH. The galvanized steel venting system was adequate to exhaust the spent gases to the exterior of the structure and was in good condition. The heating system was functional.

The primary condensate line was trapped. The trap prevents air from moving in or out of the coil box/ air handler during operation. Other issues with either the primary or secondary condensate drain were not observed.

The electric outdoor AC condensing unit was a Ruud, Model Number RA14AZ60AJ1NA and Serial Number W282403888. The unit is located in the back of the structure and appears to be rated at 5 tons and correctly sized for the structure. This unit is approximately 2 year(s) old and has R410A refrigerant. The forced air cooling system was tested and found to be functional. The supply and return air temperature was measured at several locations. At the supply, it was 35 degrees F and, at the return, it was 55 degrees F for a temperature split of 20 degrees F, which is normal.

The unit appears to have been serviced on a regular basis.

Photo 34



AC condenser

Photo 35



Photo 36



Info badge

Photo 37



Supply

Photo 38



Return

Photo 39

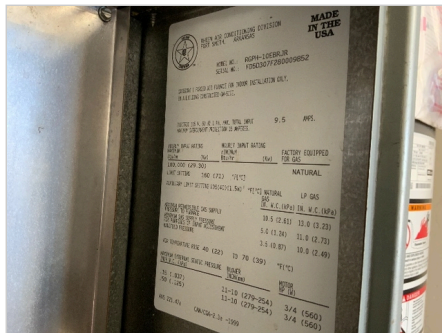


Furnace

Photo 40



Photo 41



Info badge

Photo 42



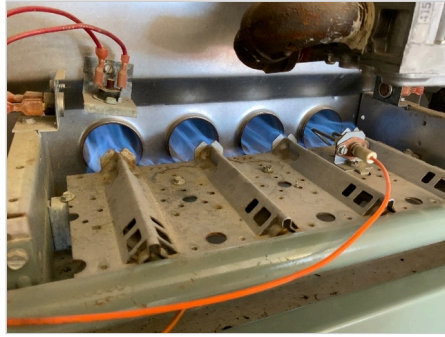
Vent

Photo 43



Condensate trap

Photo 44



Burners

AIR CONDITIONER & GAS FURNACE (Sec 5)

The HVAC system includes a natural gas forced air furnace in one area of the structure and an air conditioning unit in another area of the structure (aka "a split system").

The structure was heated by a Rheem natural gas forced air furnace with Model Number RGPH-10EBRJR and Serial Number FD5D307F280009861 which is approximately 25 year(s) old. The unit was located in the exterior utility closet of the structure. It has an approximate net heating capacity of 100,000 BTUH. The galvanized steel venting system was adequate to exhaust the spent gases to the exterior of the structure and was in good condition. The heating system was functional.

The primary condensate line was trapped. The trap prevents air from moving in or out of the coil box/ air handler during operation. Other issues with either the primary or secondary condensate drain were not observed.

The electric outdoor AC condensing unit was a Ruud, Model Number RA1460CJ1NA and Serial Number W202032935. The unit is located in the back of the structure and appears to be rated at 5 tons and correctly sized for the structure. This unit is approximately 6 year(s) old and has R410A refrigerant. The forced air cooling system was tested and found to be functional. The supply and return air temperature was measured at several locations. At the supply, it was 37 degrees F and, at the return, it was 57 degrees F for a temperature split of 20 degrees F, which is normal.

The unit appears to have been serviced on a regular basis.

Photo 45

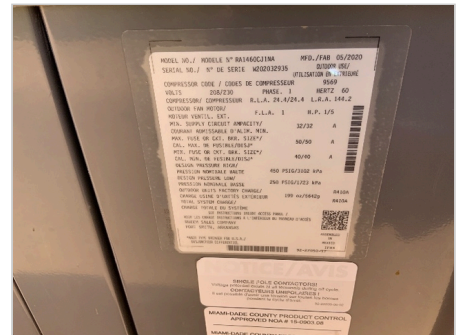


AC condenser

Photo 46



Photo 47



Info badge

Photo 48



Supply

Photo 49



Return

Photo 50



Furnace

Photo 51

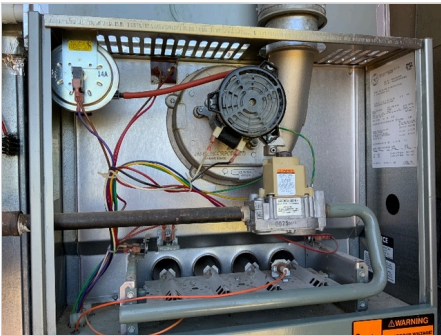


Photo 54



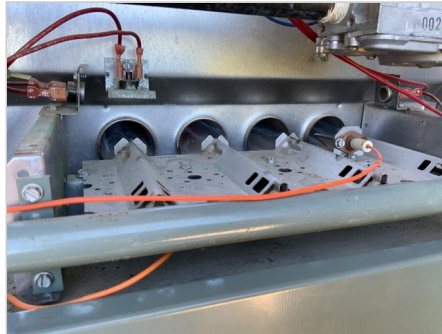
Condensate trap

Photo 52



Info badge

Photo 55



Burners

Photo 53



Vent

The furnace flue pipe is not sealed where it enters the chimney, possibly leading to exhaust gases entering the structure. In order to ensure proper venting of the flue gases, the chimney should be properly sealed around the flue pipe. Consult with a qualified contractor for repair.

Photo 56



DUCTWORK FOR HEATING & COOLING (Sec 5)

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

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(S) (Sec 5)

Control for the heating and cooling systems was provided by two 24 volt thermostat(s). The type, manufacturer, location, and condition of each thermostat is listed below:

- Thermostat #1 is a digital manufactured by Honeywell. This thermostat is located on the dining room wall of the home and was found to be in working order.
- Thermostat #2 is a digital manufactured by Honeywell. This thermostat is located on the hallway wall of the home and was found to be in working order.

Photo 57



Dining room

Photo 58



Hall

FILTRATION (Sec 5)

Filtration for the heating and cooling systems was provided by two filter locations (some filter locations use more than one filter). The location, filter quantity, type, condition, and filter size for each filter location is listed below:

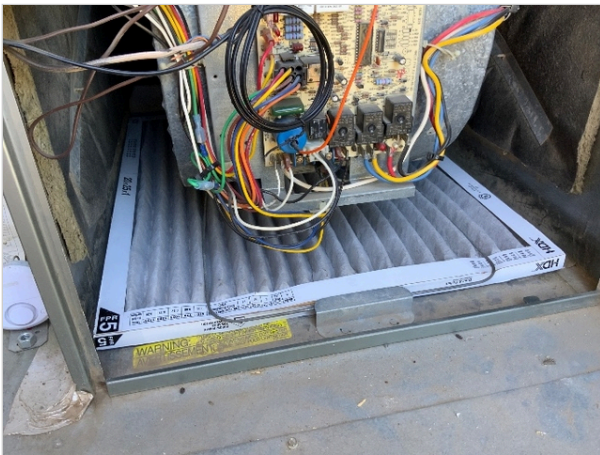
- Filter location #1 is at the bottom of the furnace/air handler. There is one disposable filter(s) found to be in good condition. For disposable filter(s), the size of the replacement filter is 20 x 25 x 1.

- Filter location #2 is at the bottom of the furnace/air handler. There is one disposable filter(s) found to be in good condition. For disposable filter(s), the size of the replacement filter is 20 x 25 x 1.

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

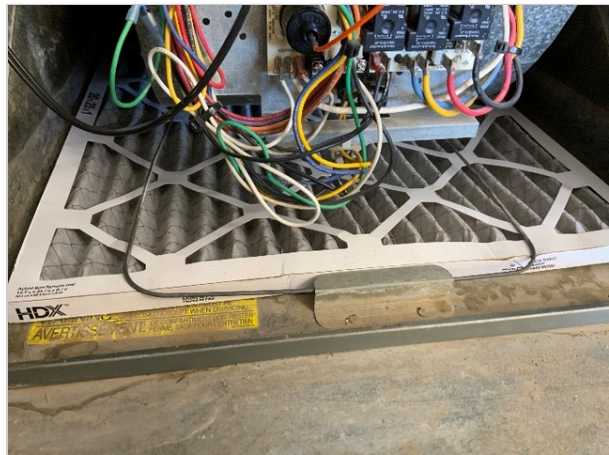
Note: The efficiency rating of the filter is not within the scope of this inspection.

Photo 59



Location 1 filter 1

Photo 60



Location 2 filter 2

FIREPLACE (Sec 5)

There were two fireplaces in the structure. A home inspection of the fireplace and chimney is limited to the readily visible portions only. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified chimney sweep will clean the interior if necessary using specialized tools, testing procedures, mirrors, and video cameras as needed, to evaluate the fireplace system. If the fireplace has not been cleaned and inspected by a qualified fireplace professional within the past year we recommend this service prior to use. The results of such an inspection may reveal needed or recommended repairs.

The visual condition at the time of the inspection was as follows:

A vented fireplace insert with natural gas fuel supply was located in the master bedroom. The chimney/flue was metal material. The unit was operated and was functional. There were no material defects observed on the gas fireplace.

Be sure to read and understand the operating procedures prior to operating the unit. If the fireplace is used for burning wood, special precautions should be taken, including a full assessment by a chimney sweep for suitability and any configuration changes that should occur. Often, gas fireplaces that have not been operated for a prolonged time require an extended number of attempts before they will light. This is often due to air in the lines that requires time to purge.

Photo 61



Primary bedroom fireplace

Photo 62



Operational

A vented fireplace insert with natural gas fuel supply was located in the living room. The chimney/flue was metal material. The unit was operated and was functional. There were no material defects observed on the gas fireplace.

Be sure to read and understand the operating procedures prior to operating the unit. If the fireplace is used for burning wood, special precautions should be taken, including a full assessment by a chimney sweep for suitability and any configuration changes that should occur. Often, gas fireplaces that have not been operated for a prolonged time require an extended number of attempts before they will light. This is often due to air in the lines that requires time to purge.

Photo 63



Living room fireplace

Photo 64



ROOM VENTILATION (Sec 5)

Bathrooms- Ventilation was present in each bathroom within the structure and was provided by An exhaust fan and or window. The ventilation 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. Laundry room ventilation provided by an Exhaust fan or operable window.

Photo 65



Laundry room

Photo 66



Primary bathroom

Photo 67



Primary bathroom shower

Photo 68



Primary water closet

Photo 69



West end hallway bathroom

Photo 70



East end water closet

Photo 71



Bedroom 3 bathroom

SECTION 6- ELECTRICAL

(includes Service, Panel(s), Wiring, Lights, Receptacles, Switches)

ELECTRIC SERVICE, PANEL(S), & WIRING

The underground electric service supplied an electric meter on the right exterior wall . There were not any adverse conditions observed with the service drop or service lateral to the main panel. The service conductors were observed to be copper and their condition was good.

Photo 72



Underground service

Home is equipped with EV car charger on the right exterior wall.

Photo 73



The service wire appeared to be 120/240 volt and 200 amp and entered a Square D service panel, located on the right exterior wall. The main service disconnect was a single 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 good condition. These overcurrent protection devices appeared to be appropriately matched to the circuits. The condition of the service panel and its internal components (e.g. main lugs, bus bars, etc) was observed to be good.

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.

The electrical service appeared to be adequate.

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

Photo 74



Main panel

Photo 75



Meter

Photo 76



Breakers

Photo 77



Service disconnect

Photo 78



Breakers

An electric service sub-panel was located Right exterior wall, and was manufactured by Square D. The service wire appeared to be rated for 60 amps. The disconnect switch for this panel was located in the main panel, and was rated at 60 amps. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched to the circuits..

Photo 79



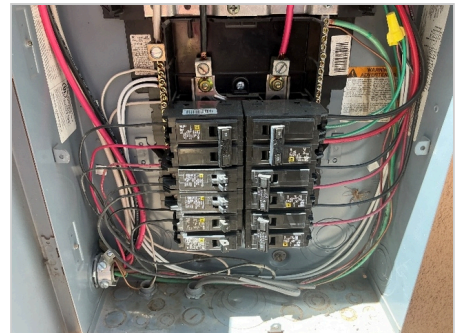
Sub panel

Photo 80



Breakers

Photo 81



Breakers

Photo 82



Sub panel disconnect

> **At least one breaker observed to be in "Off" position. Breaker was not marked so inspector unable to determine usage for circuit. Suggest discussion with seller to provide input as to what breaker is powering.**

Photo 83

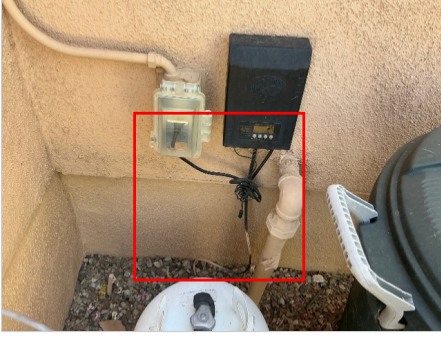


Sub panel

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.

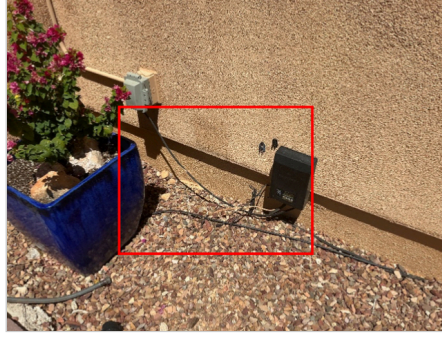
> **Evidence of amateur wiring was observed on exterior of home. This typically takes the form of an extension cord that is being used on a semi-permanent basis. Amateur wiring may not conform to standards methods and could be a safety concern. Consult with a qualified electrician for further evaluation and possible repair**

Photo 84



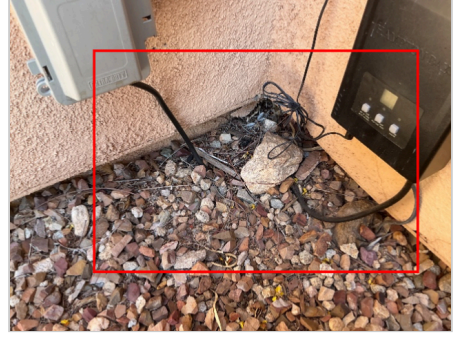
Left rear

Photo 85



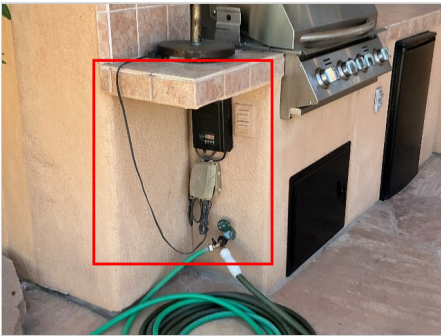
Front

Photo 86



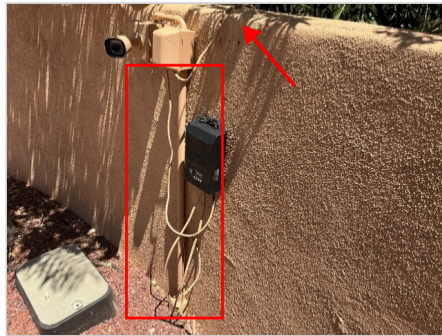
Front

Photo 87



Rear patio

Photo 88



Backyard right

Photo 89



Right

INTERIOR LIGHTS, SWITCHES, & OUTLETS (Sec 6)

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 condition (see below). 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, above kitchen countertops, and in unfinished basement areas is a commonly accepted practice and required by many municipalities. All GFCI outlets and 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.

>Multiple light fixture(s) with exposed bulb(s) observed. HomeTeam suggests that these bulbs be covered with a light fixture or globe to prevent possible breakage. Consult a qualified party for these repairs.

Photo 90



All garage ceiling lights with exposed bulbs

EXTERIOR LIGHTS, SWITCHES, & OUTLETS (Sec 6)

A representative number of installed lighting fixtures and switches located outside the structure were tested and all were found to be in acceptable condition. All exterior outlets were tested and all were found to be in acceptable condition.

The installation of GFCI protected circuits and/or outlets located 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.

SECTION 7- PLUMBING

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

WATER SERVICE (Sec 7)

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 At the water meter.

Water pressure appeared to be adequate. The structure does not have a pressure regulator.

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 91



Water service

Photo 92



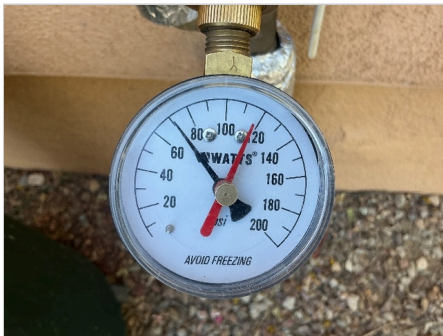
Meter and shut off

Photo 93



Access point and shut off and pressure regulator

Photo 94



Water pressure

Note- A water softener is present in the structure. The water softener is outside the scope of the inspection but should be checked for functionality and correct installation and operation.

Photo 95



Photo 96



Photo 97



WATER HEATER #1 (Sec 7)

A 50 gallon capacity, natural gas water heater was located in the garage. The water heater was manufactured by Rheem, model number XG50T09HE40U0 and serial number M202132082. Information on the water heater indicated that it was manufactured 5 years ago. Hot water temperature was approximately 130.1 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.

Gas water heaters only- Combustion air to the water heater appeared to be acceptable. There must be adequate combustion air available for the appliance. The flue from the gas water heater appeared to be acceptable.

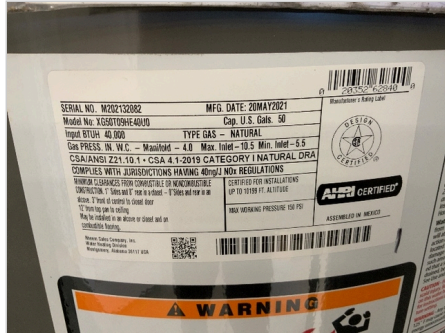
NOTE: Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance but for safety. When a water heater is replaced by a licensed technician it is necessary for him to bring the setup up to the then-current code. This may include altering the configuration of the water heater, including flue configuration.

Photo 98



Water heater

Photo 99



Water heater data tag

Photo 100



Water temperature monitors and setting

Photo 101



Measured water temperature

Photo 102



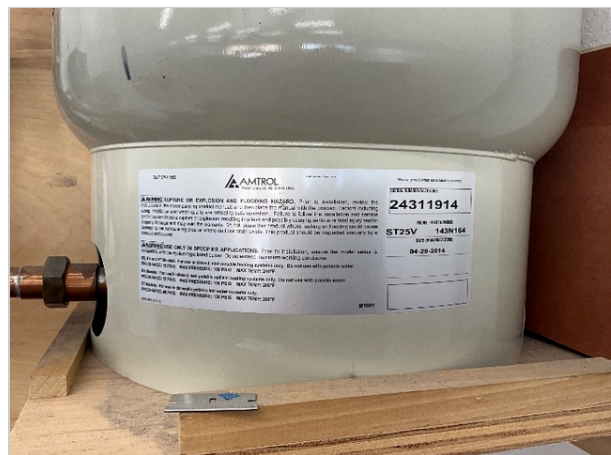
note: There was a water heater expansion tank installed in the garage at time of inspection.

Photo 103



Water heater expansion tank

Photo 104



Data tag

Note- The hot water temperature is high and may pose a risk of burning. HomeTeam recommends adjusting the hot water temperature by turning down the water heater thermostat.

Photo 105



Measured water temperature

WATER SUPPLY LINES & WASTE DRAIN LINES (Sec 7)

The visible water supply lines throughout the structure were copper 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. Evidence of water supply leaks was not 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.

The visible waste lines consisted of PVC and ABS pipe and the condition of those lines appeared to be good. The functional drainage of the drain waste lines appeared to be adequate. Evidence of waste system leaks was not 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.

INTERIOR PLUMBING FIXTURES & FAUCETS (Sec 7)

All toilets, sinks, tubs, showers and faucets in the structure were tested and inspected for functionality, leakage, or damage using various techniques. As a result of these inspections, there appeared to be one unsatisfactory conditions (see below) 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. Arizona home inspection standards require the

inspector to look for and call out any cross connections observed. As a result of this inspection, there were no cross connections observed.

> **Faucet handle requires excessive force to actuate handle.** Suggest repair by a certified plumber to correct.

Photo 106



West tend hallway bathroom right side sink

Note: There was a water filtration system installed under the kitchen sink at time of inspection.

Photo 107



Water filtration system installed under kitchen sink

Photo 108



Functional flow

The jetted tub was tested by filling the tub above the jets and engaging the on/off switch. The operation of the tub was done by verifying that water was coming out of each of the jets. The jets were run for approximately 1 minute. The tub was operable at time of inspection. Leaks were not observed at the jetted tub.

The GFCI for the jetted tub Was located in the primary closet and was found to be in acceptable condition condition.

Photo 109



Photo 110



Photo 111



Jetted tub GFCI outlet in primary closet

EXTERIOR PLUMBING FIXTURES & FAUCETS (Sec 7)

All hose bibs, faucets, and supply connections (e.g. irrigation, pool, spa, etc.) were inspected and when feasible tested. As a result of these inspections, there appeared to be one unsatisfactory conditions (see below)

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. Arizona 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 cross connections observed (see below).

> **Hose bib observed to leak from the bonnet area when valve is actuated.** Suggest repair by a qualified party.

Photo 112



Rear left

Note: Cross connections observed on at least one hose bib (missing vacuum breaker). 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 113



Left

Photo 114



Front left of garage

Photo 115



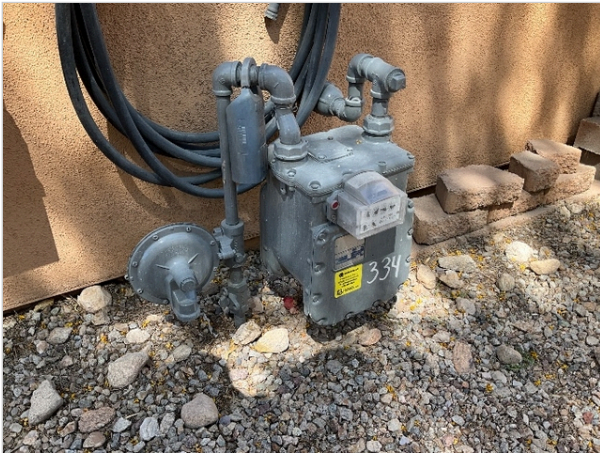
Rear patio

FUEL/ GAS- SUPPLY, STORAGE & DISTRIBUTION (Sec 7)

The structure includes natural gas service. The gas meter and main shutoff were located on the rear exterior wall and did enter the structure on the same side as the meter or tank. A noticeable odor of gas or any adverse condition was not observed.

NOTE: HomeTeam recommends that all structures with natural gas or LP gas supply lines be protected with CO monitors located in areas which will most improve the safety of the structure's occupants.

Photo 116



Gas meter

Photo 117



Shutoff

The visible fuel supply lines throughout the structure were black steel and the condition of those lines appeared to be good. The fuel supply lines did have the proper support required. Flexible connectors were properly used to supply various gas appliances.

Photo 118



Section 8- KITCHEN & LAUNDRY

(includes Appliances, Cabinets, Countertops)

KITCHEN (Sec 8)

The visible portions of the kitchen cabinets and counter tops were in good condition with one area of concern(see below).

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- Present, Electric

Cooktop- Present, Natural Gas

Microwave (built in)- Present

Refrigerator- Present

Dishwasher- Present

Disposal- Present

Kitchen Exhaust Fan- Present

Note- Kitchen cabinet door hinges are in need of adjustment. These adjustments are usually relatively simple and only require the tightening of screws or alignment of a variable adjustment hinge.

Photo 119



The electric oven was tested and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

Photo 120



Photo 121



Left side oven

Photo 122



Right side oven

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

Photo 123



Photo 124



Photo 125

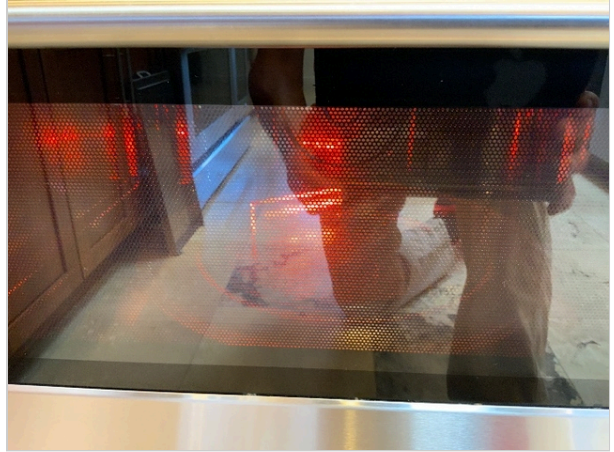


The built-in microwave was tested and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

Photo 126



Photo 127



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.

Photo 128



Photo 129



Photo 130



Outdoor kitchen

Photo 131



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

Photo 132



Left of sink

Photo 133



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

Photo 134



Right of sink

Photo 135



The disposal was inspected and tested and appeared to be functional.

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

Photo 136



The structure does have a kitchen exhaust fan located in the range hood . Exhaust fan was tested and was functional and did appear to exhaust to the outside.

The exhaust capacity is beyond the scope of this inspection. As a general rule, cleaning the fan and filter may increase the exhaust efficiency and capability.

Photo 137



LAUNDRY AREA (Sec 8)

The dryer connections available in the laundry area include N/a. For safety reasons, no attempt was made to verify that the electrical outlet is properly wired with power present and/ or the presence of gas service.

A dryer was connected to power at the time of the inspection. A dryer vent hookup Was not visible and appeared to be not visible . The dryer vent appears to exhaust through the roof.

Note- Dryer electrical connections use multiple 240V plug configurations. HomeTeam suggests that client verify receptacle configuration if no dryer or dryer does not remain. Home improvement stores typically have dryer cords available in various configurations.

During the inspection, a washer was connected to power, water supply and the waste water drain. A drain for a washing machine was not visible .

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 to verify power, water supply ,and drainage.

Photo 138



Note- Dryer vent is vertical in at least one place. This is not necessarily a deficiency, but because of this configuration the homeowner should consider having the dryer vent ductwork cleaned at regular intervals to prevent clogs.

SECTION 9- INTERIOR SURFACES

**(includes Ceilings, Walls, Floors, Interior Doors, Cabinets (exc. Kitchen);
Smoke & CO Detectors)**

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 and wood. The floors appeared to be in good condition.

All interior doors were actuated and the hardware tested with all found to be functional.

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.

Photo 139



Tile flooring example

Photo 140



Wood flooring example

Note- The interior living area the closets were cluttered with many stored items and/or shelves at the time of inspection. The obstructed areas were not able to be visually inspected.

Photo 141



Dining room

Photo 142



Living room

Photo 143



Living room

Photo 144



Primary bedroom

Photo 145



Bedroom 2

Photo 146



Breakfast nook

Photo 147



Bedroom 3

> **Areas observed with evidence of mechanical or pet damage.** Suggest repair of affected areas by a qualified party.

Photo 148



Primary closet

> **Multiple floor tile(s) observed to be cracked.** Tile cracking may indicate a crack in the concrete slab or it may be an isolated issue from the time of tile install. Suggest repair by qualified party assess and to insure debri and moisture are excluded.

Photo 149



Primary bathroom by jetted tub

Photo 150



Primary bathroom by shower

Photo 151



Primary water closet

Photo 152



Primary bathroom pantry

Photo 153



Primary bathroom

Photo 154



Primary bathroom by sinks

Photo 155



Tiles by rear patio slider door

Photo 156



Breakfast nook tiles

Photo 157



Kitchen tiles

> **Area(s) observed between drywall and window frames that were not properly sealed.** Suggest caulking and painting (as required) to improve aesthetics and protect drywall.

Photo 158



Living room window left side middle

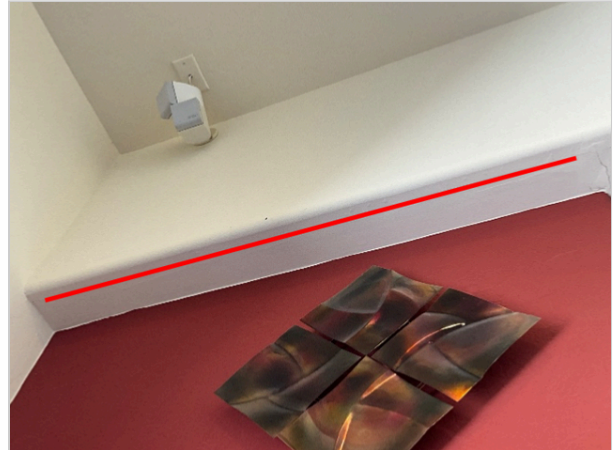
Note- One area(s) observed with settlement cracking in drywall. This type of cracking is typical and can usually be corrected with caulking and paint.

Photo 159



Living room ceiling above fireplace

Photo 160



Living room ceiling above fireplace

SMOKE ALARMS AND CO DETECTORS (Sec 9)

Smoke detectors/ alarms were present in the house. Carbon monoxide detectors were present 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 161



Smoke detector 1. In west end hallway,

Photo 162



Smoke detector 2. In bedroom 1, primary bedroom, bedroom 2, bedroom 3.

Photo 163



Smoke detector 2 year 2017

Photo 164



Carbon monoxide detector. In primary bedroom, eat end hallway.

Photo 165



Year 2019

SECTION 10- STRUCTURE EXTERIOR

(includes Cladding, Windows, Exterior Doors, Exterior Stairs, Decks, & Balconies)

CLADDING (Sec 10)

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

Vegetation observed having a potential adverse impact on the structure was not observed. 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.

Photo 166



Upper right

Photo 167



Upper left

Photo 168



Left

Photo 169



Front

Photo 170



Front door

Photo 171



Right

Photo 172



Rear left

> **Area of previous stucco repair evident on exterior wall.** Suggest that buyer inquire as to why the repair was needed and whether it was completed by a qualified party.

Photo 173



Photo 174



Photo 175



Photo 176



Photo 177



Photo 178



Photo 179



Photo 180



> Holes and damaged siding were noted on the parapet wall of the structure's exterior. This condition does not have any effect on the structural integrity of the building. The areas should be repaired to prevent water or pest intrusion.

Photo 181



Photo 182



Photo 183



Photo 184



Photo 185



Photo 186



Photo 187



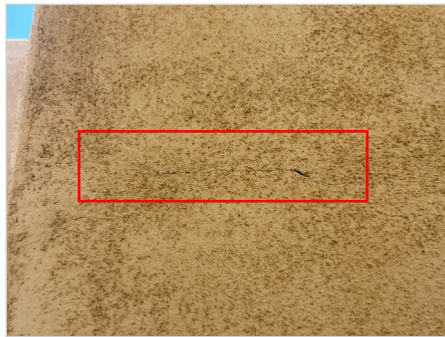
> **Cracked stucco on multiple locations of the structure's exterior.** This condition does not have any effect on the structural integrity of the building. The areas should be repaired to prevent water or pest intrusion.

Photo 188



Rear left

Photo 189



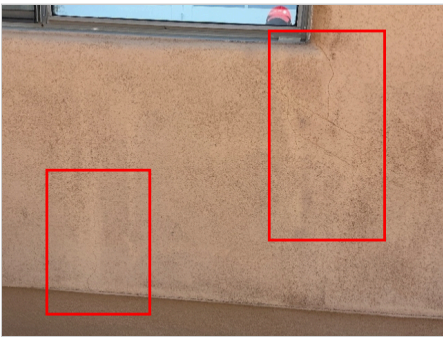
Left

Photo 190



Left

Photo 191



Left

Photo 192



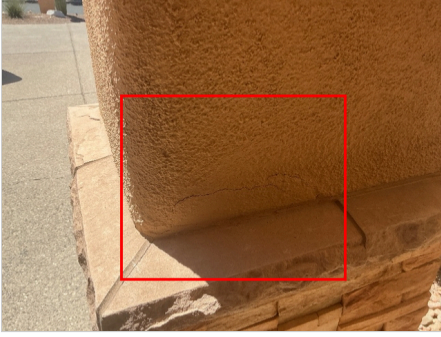
Left

Photo 193



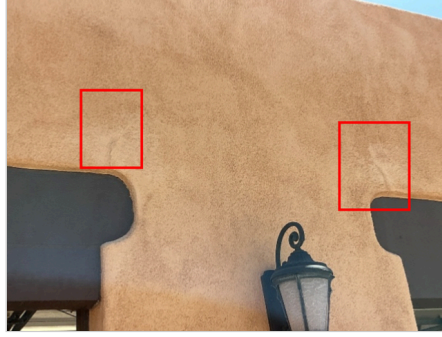
Left

Photo 194



Front entry column

Photo 195



Garage

Photo 196



Garage

Photo 197



Garage

Photo 198



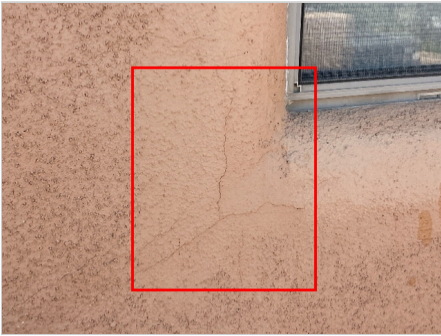
Right

Photo 199



Right

Photo 200



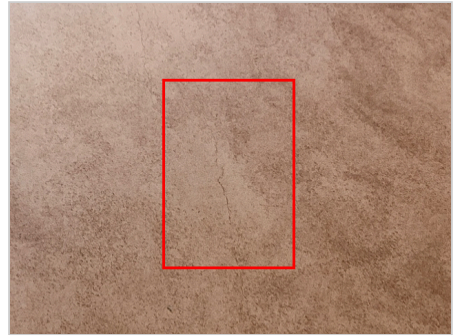
Rear

Photo 201



Rear

Photo 202



Rear

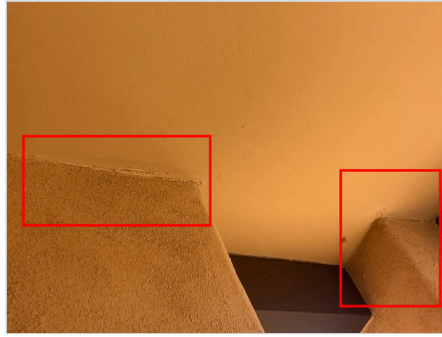
> **Exterior caulking is cracked or missing around the eaves.** This caulking should be repaired or replaced to protect against moisture intrusion.

Photo 203



Front left patio

Photo 204



Front entry

Photo 205



Rear patio

> **Area(s) observed with non-uniform paint.** Suggest correction by a qualified painting professional to protect surface and improve aesthetics.

Photo 206



Right

Photo 207



Rear patio

> **Exterior cladding and trim observed with moisture damage.** Suggest area(s) be repaired and sealed to limit further progression of damage.

Photo 208



Right

Photo 209



Front

> **Mulch and/or dirt on the front of the structure is in direct contact with wood siding or trim.** This condition can cause water to penetrate into wood and other absorbent materials in the structure, causing wood rot and/ or insect intrusion. The mulch and dirt should be pulled back or the grade adjusted so that there is no earth-to-wood contact.

Photo 210



WINDOWS AND EXTERIOR DOORS (Sec 10)

A representative number of accessible windows were operated and all found to be functional. The primary windows were aluminum, picture, slider and single hung style, with double pane glass.

All bedroom(s) observed to have a means of a secondary fire egress (either an operable window or exterior door).

Double Pane Glass Only- 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 has begun to migrate away from the frame and into the viewing area. There were not windows that showed signs of either seal loss or seal migration.

All exterior doors were actuated and the hardware tested with all found to be functional. HomeTeam suggests that the exterior door locks be changed or re-keyed upon occupancy.

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

Note- Possible problem areas may not be identified if windows or doors have been recently painted. The condition, presence, or absence of screens is outside the scope of the inspection. The installation of sunscreens may improve energy efficiency and slow the deterioration of window seals on dual pane windows.

Photo 211



Front entry doors

Photo 212



Primary bedroom front patio slider door

Photo 213



West end hallway bathroom rear patio door

Photo 214



Rear patio slider door

Photo 215



Picture style window example

Photo 216



Slider style window example

Photo 217



Single hung style window example

> **Exterior caulking is cracked or missing around the windows.** This caulking should be repaired or replaced to protect against moisture intrusion.

Photo 218



Left

Photo 219



Left

Photo 220



Front left of garage

> **Weatherstripping is missing or damaged on one exterior door(s).** Suggest replacement by a qualified party to exclude pests and the elements.

Photo 221



Left

> **One exterior door lock(s) observed with deadbolt lock that requires a key to unlock it from the interior of the structure.** For safety during emergency egress, all exterior doors should be operable without a key from the interior. The affected lock should be repaired or replaced to allow for manual, keyless operation from the interior.

Photo 222



West end hallway bathroom rear patio security door

SECTION 11- GARAGE/ CARPORT

GARAGE (Sec 11)

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

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 for required fire separation indicate no issues. 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.

Photo 223



Garage doors

Photo 224



Properly balanced springs

Photo 225



Garage floor

Photo 226



Garage floor

Note- The garage was cluttered with many stored items and/or shelves at the time of inspection. The obstructed areas were not able to be visually inspected.

Photo 227



> Weatherstripping at garage door is loose. Suggest repair or replacement to limit intrusion by moisture and pests into garage space.

Photo 228



Photo 229



Note: Panel on single car garage door was observed to be damaged at time of inspection, suggest repair or

replacement by a qualified party.

Photo 230



Single car garage door

There was a VacuFlo central vacuum system located in the garage. The vacuum was turned on at the canister and appeared to be functional. The cleaning efficiency of the unit is outside the scope of the inspection. The canister should be emptied regularly to insure proper working order.

Photo 231



SECTION 12- EXTERNAL TO STRUCTURE

(includes Porches, Patios, Walks, Driveway, Lot & Grade, Retaining Wall, Perimeter Fencing, Irrigation)

PORCHES, PATIOS, & WALKS (Sec 12)

The porches, patios, and walks were found to be in good condition with no areas of concern. Potential trip hazards were not found and evidence of possible surface water drainage problems were not observed

Photo 232



Outdoor kitchen

Photo 233



Rear patio

Photo 234



Backyard

Photo 235



Sitting area and fire pit

Photo 236



Pool and spa

Photo 237



Grill functioning

> **Crack(s) observed in concrete garage, driveway, or walkway.** Cracks that have separated and/ or have experienced upheaval at crack itself are of greater concern than those that have not. Suggest filling with epoxy or caulking to limit moisture intrusion and monitoring for further movement.

Photo 238



Entry

There were no handrails on the steps in the back. Adding a handrail will improve the safety of the stairs.

Photo 239



There were no handrails on the steps in the backyard . Adding a handrail will improve the safety of the stairs.

Photo 240



Unable to lower patio awning at time of inspection due to the lowering and raising device was not able to be located.

Photo 241



DRIVEWAY (Sec 12)

A concrete driveway is present in the front of the structure. Cracks and spalling were observed in the driveway (see below).

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.

Photo 242



Driveway

> **Crack(s) observed in concrete garage, driveway, or walkway.** Cracks that have separated and/ or have experienced upheaval at crack itself are of greater concern than those that have not. Suggest filling with epoxy or caulking to limit moisture intrusion and monitoring for further movement.

Photo 243



Photo 244



Photo 245



LOT AND GRADE (Sec 12)

The structure was situated on a hillside lot. The general grade around the structure appeared to be adequate to direct rain water away from the foundation.

Properly functioning property drainage requires grading, gutters, downspouts, and other systems are functioning properly.

PERIMETER YARD FENCING (Sec 12)

Perimeter yard fencing was present on the property and was constructed of stucco coated cement block. The fence was inspected and appears to be in overall good condition with no areas of concern.

Photo 246



Left gate

Photo 247



Left

Photo 248



Front left gate

Photo 249



Front left patio

Photo 250



Right

Photo 251



Rear

> **The gate on the left side of the home has a locking mechanism that needs repair or adjustment.** Suggest repair or replacement by a qualified party.

Photo 252



Left gate

> **Perimeter fencing observed to be damaged in at least one area.** Suggest repair or replacement by a qualified party to enhance aesthetics and security.

Photo 253



Front patio wall

IRRIGATION SYSTEM (Sec 12)

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, irrigation valve(s) 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 did not 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 and beyond the scope of the inspection.

Photo 254



Back flow and shut off

Photo 255



Back flow and shut off and control valve

Photo 256



Control valve s

Photo 257



Control panel

Section 13- POOL & SPA

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

HomeTeam inspected the pool and spa. 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.

Water Testing- This inspection does not include testing the pool's chemical balance. This type of testing is considered routine pool maintenance. It should be noted that many pool supply stores offer free in-store water testing.

Photo 258



Pool

Photo 259



Controls

Photo 260



Spa

SURFACE & DECKING (Sec 13)

The in-ground pool and spa was constructed with a gunite structure. The surface finish was pebble/ aggregate and appeared to be in overall good condition with no areas of concern. The tile trim around the perimeter of the pool was in overall good condition with no areas 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 and/or spa was constructed of Kool Deck

coated concrete. The inspector observed no issues with the deck material.

POOL EQUIPMENT (Sec 13)

The system includes a Pentair single 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 good condition. The piping, valves, pump & motor, and filter assemblies were inspected and there were not leaks observed.

The system incorporates one skimmer equipped with functioning weir valve(s). The main drain in the pool and/or spa does 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 261



Pool equipment

Photo 262



Pump

Photo 263



Info badge

Photo 264



Info badge

Photo 265



Info badge

Photo 266



Filter

Photo 267



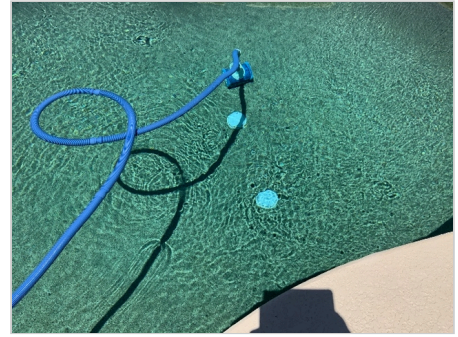
Info badge

Photo 268



Auto fill

Photo 269



Pool drains

Photo 270



Spa drains

> **Weir valve on skimmer is requires repair.** 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 271



CLEANING & DISINFECTION (Sec 13)

The cleaning system being used is robotic cleaner 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 unable to be determined.

Photo 272



ELECTRICAL COMPONENTS (Sec 13)

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

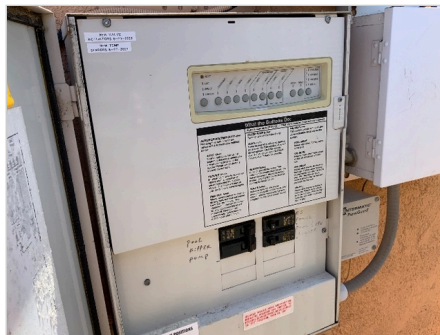
The timer assembly and the component wiring was inspected and appeared to be operable with no areas of concern. The visible equipment was inspected for proper external bonding and found to have no areas of concern.

Photo 273



Light

Photo 274



Timer

Photo 275



Bond wire

HEATERS/ COOLERS (Sec 13)

The pool and/or spa uses a Rheem natural gas heater. The unit was inspected and found to be operational with no areas of concern.

Pool heaters require proper maintenance and winterization. Consult with a qualified pool contractor as required.

Photo 276



Heater

Photo 277



Controls

SAFETY BARRIERS (Sec 13)

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 uses the structure and backyard fencing as the safety barrier.

Structure and backyard fencing as safety barrier- The fence/ block wall met the standard for height and openings and appeared to be in good condition. Self-closing & self-latching hardware was not installed on gate(s) (see below) and was observed to be in missing . Doors with direct access to the pool did not have an approved means of protection (see below) and this means of protection appeared to be N/A (none present).

> Both self-closing and self-latching function(s) on pool gate(s) are missing. This is a potential safety issue for small children. Consult with a qualified contractor for installation or adjustment of self-closing hardware.

Photo 278



> Doors from house to pool area lack alarms, auto-close, and/ or locking features to prevent or alert access by small children to pool area. HomeTeam suggests that these preventive measures be investigated should small children be in the home for any length of time (supervised or unsupervised).

Photo 279



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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