InSpec Home Inspection

1360 E Century Ave, Gilbert, AZ 85296
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SUMMARY REPORT

Client: Chris Zavarella
Realtor: Chris Zavarella, Realty USA Southwest

Inspection Address: 8301 N 97th Dr, Peoria, AZ
Inspection Date: 10/21/2005

Inspected by: Kelly D. Lopez - AZ Cert 39582

This analysis is not meant to be technically exhaustive but rather to highlight areas where repairs are needed or areas of long-term future concern relating to maintenance and operation.

This Summary pulls from the Complete Report those items we feel need immediate attention or consideration. It is entirely the client's decision whether or not to include additional items from the Complete Report they may feel are of concern and add them to our list of opinions as stated in this Summary. This Summary is provided as a general overview and is not intended to replace reading the entire report before purchasing or requesting repairs of the inspected property. It is our recommendation that repairs be made by a licensed contractor familiar with the proper methods of repair and for their ability to warranty work performed.

The Complete Report includes typical maintenance, cosmetic, or routine repair items. These should be placed in an overall maintenance plan and looked at on a seasonal basis. Regular maintenance and upkeep to the home, including heating and cooling system seasonal check-ups, are highly recommended.

It is our recommendation that all evaluations and repairs be made by licensed contractors, qualified with proper methods of repair and for their ability to warranty work performed, prior to the close of escrow.

This inspection report is available on the Internet
for 30 days from the date of the inspection.
http://www.azinspec.com
Enter the following Client Name: 830197 and the Password: Peoria

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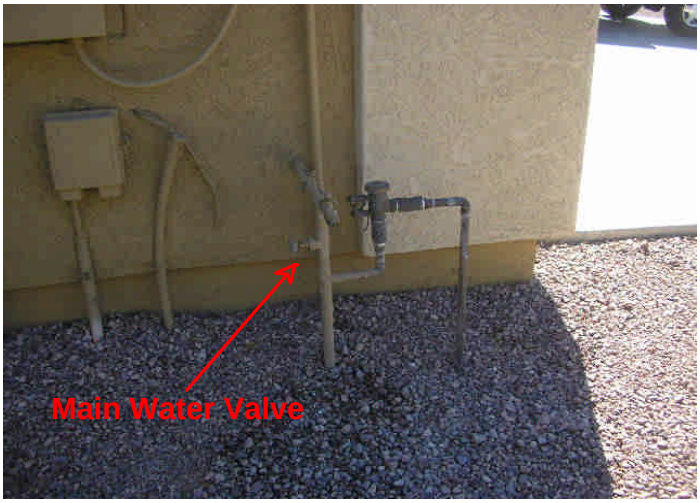
Plumbing

Potable Water Supply Pipes
Water Main Location
5.1 - Main in not functional - Valve continued to rotate.

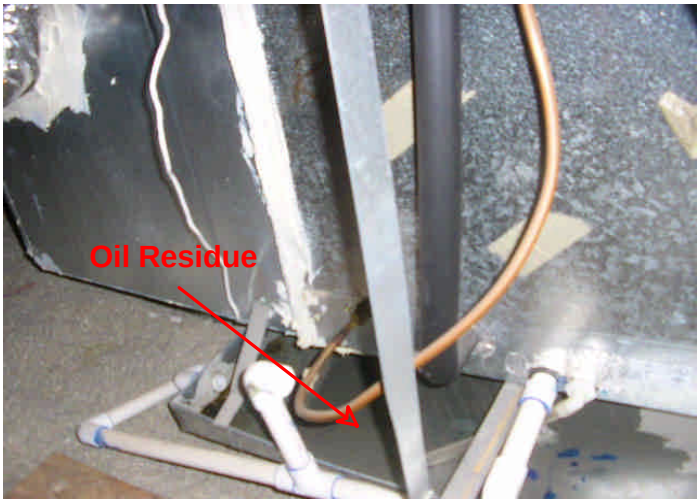


Heat-A/C

HVAC Split Systems

Drip Pan

8.1 - There is oil collecting in the drip pan. It is not known if this is due to a current problem or remains from past service. Consult seller for service history documentation. Further evaluation by a licensed HVAC contractor is recommended prior to the close of escrow.



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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Chris Zavarella

INSPECTION ADDRESS

8301 N 97th Dr, Peoria, AZ

INSPECTION DATE

10/21/2005

REPRESENTED BY:

Chris Zavarella
Realty USA Southwest

Section 1.0 - Exterior

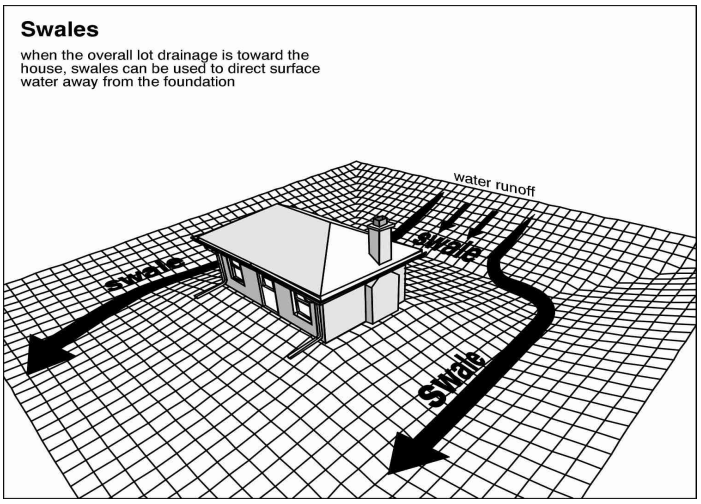
We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading & Drainage

Drainage Swales

Informational Components

1.1 - The drainage swales are clear and clean.



House Wall Finish

House Wall Finish Type

Informational Components

1.2 - The house walls are finished with stucco. In acceptable condition.

Note: The Stucco Manufacturing Association does not recommend trying to reseal cracks that are thinner than 1/16 inch (thickness of a penny). Stucco cracks less than 1/16 inch are too thin to hold repair material and will detract from the appearance of the finished surface. Cracks wider than the thickness of a penny can be repaired with stucco can be sealed with an elastomeric-type of sealant.

Exterior Components

Driveways

Functional Components and Conditions

1.3 - The driveway is in acceptable condition.

Walkways

Functional Components and Conditions

1.4 - The walkways are in acceptable condition. Typical cracks noted.

Yard Walls

Functional Components and Conditions

1.5 - The yard walls and gates are in acceptable condition.

Trim & Fascia - Soffits

Functional Components and Conditions

1.6 - The fascia board and trim are in acceptable condition.

Sliding Glass Doors

Informational Components

1.7 - The sliding glass door is tempered and in acceptable condition.

Doors

Informational Components

1.8 - The exterior doors are in acceptable condition.

Windows

Informational Components

1.9 - The dual pane windows and screens installed are in acceptable condition.

Retaining Walls

Informational Components

1.10 - The retaining wall appears serviceable. No problems noted.

Section 2.0 - Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Identification of Wall Structure

Informational Components

2.1 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Components

2.2 - The floor structure consists of a post-tension concrete slab in acceptable condition.

Identification of Ceiling & Roof Structure

Informational Components

2.3 - The ceiling and roof structure consists of engineered joists that are part of a prefabricated truss system.

Section 3.0 - Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Concrete Tile Roof

General Comments & Description

Informational Components

3.1 - Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Method of Evaluation

Informational Components

3.2 - We evaluated the roof and its components by walking on its surface.

Roofing Material

Informational Components

3.3 - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

3.4 - There are a 3 cracked tiles noted. However, the underlayment is not currently exposed in these areas and should be monitored for any tile movement.

Flashings

Informational Components

3.5 - The roof and wall flashing's are in acceptable condition.

3.6 - The valley flashing's will need to be periodically cleaned to prevent drainage back-up and moisture leakage into the interior..

Section 5.0 - Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

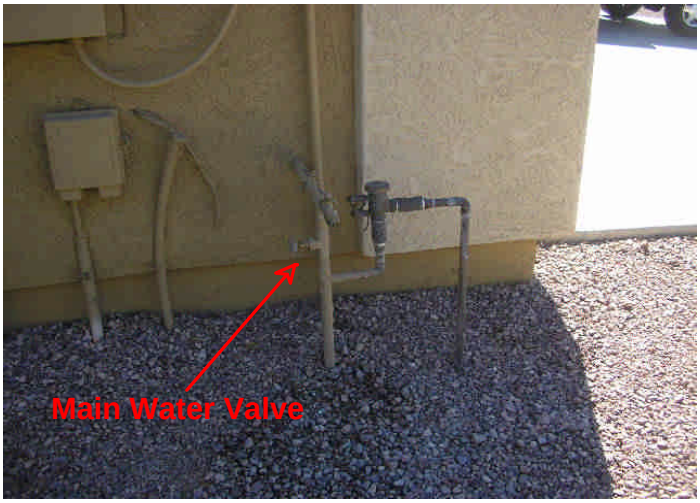
Water Main Location

Functional Components and Conditions

5.1 - The main water shut-off valve is located adjacent to the garage door.

Components and Conditions Needing Service

5.2 - Main in not functional - Valve continued to rotate.



Copper Water Pipes
Informational Components

5.3 - The visible potable water pipes are in acceptable condition.

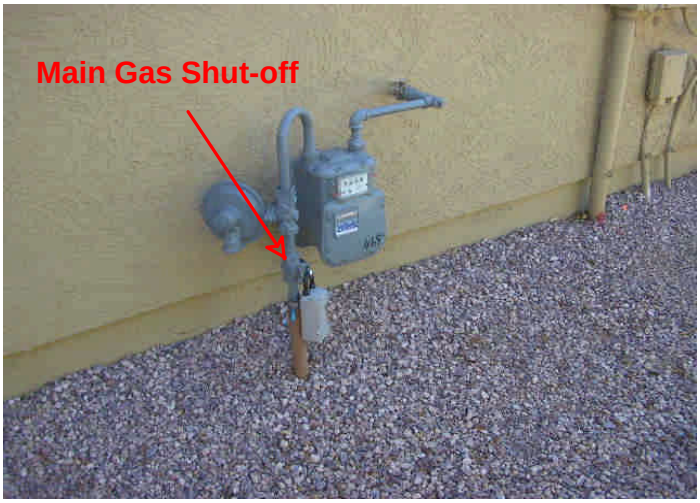
Functional Flow
Informational Components

5.4 - Functional flow is adequate.

General Gas Components

Gas Main Shut-Off Location
Informational Components

5.5 - The gas main shut-off is located in the garage side yard . You should be aware that gas leaks are not uncommon, particularly underground leaks, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



Gas SupplyPipes
Informational Components

5.6 - The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

Capacity & Location

Informational Components

5.7 - Hot water is provided by a 40 gallon water heater that is located in the garage.

Combustion Chamber

Informational Components

5.8 - The water heater is functional.

Water Shut-Off Valve & Connectors

Informational Components

5.9 - The shut-off valve and water connectors are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Gas Shut-Off Valve & Connector

Informational Components

5.10 - The gas control valve and its connector at the water heater are functional.

Vent Pipe & Cap

Informational Components

5.11 - The vent pipe is functional.

Relief Valve & Discharge Pipe

Functional Components and Conditions

5.12 - The water heater is equipped with a mandated pressure-temperature relief valve.

Drain Valve

Informational Components

5.13 - The drain valve is in place and presumed to be functional.

Irrigation or Sprinklers

Automatic Sprinklers

Informational Components

5.14 - The automatic drip system functioned properly. Back-flow prevention (anti-siphon) device is installed.

Hose Bibs
Functional Components and Conditions
5.15 - The hose bibs are functional and have back-flow prevention devices installed.

Waste & Drainage Systems

Type of Material
Informational Components
5.16 - The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.
Drain Pipes Waste Pipes & Vent Pipes
Informational Components
5.17 - Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.
Functional Drainage
Functional Components and Conditions
5.18 - Functional drainage is appears adequate.

Section 6.0 - Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

Service Entrance
Informational Components
6.1 - The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services however, the service lines are underground and cannot be seen, they are not evaluated as part of our service.
Size and Location
Informational Components

6.2 - The residence is served by a 200 amp, 220 volt panel, located at the garage side yard. Service conductors are copper in acceptable condition.

Main Panel Observations
Informational Components
6.3 - The panel and its components have no visible deficiencies.
Panel Cover Observations
Informational Components
6.4 - The exterior panel cover is in acceptable condition and properly labeled.
Wiring Observations
Informational Components
6.5 - The visible portions of the wiring are copper with no visible deficiencies.
Circuit Breakers
Informational Components
6.6 - There are no visible deficiencies with the circuit breakers and they are properly labeled.
Grounding
Informational Components
6.7 - The panel is grounded to foundation steel, known also as a UFR ground.

Exterior Electrical

Outlets
Informational Components
6.8 - The outlets that were tested are functional and include ground-fault protection.
Lights & Fixtures
Informational Components
6.9 - Unable to determine function of all exterior light fixtures due to automatic controls.
Door Bell
Informational Components
6.10 - The door bell is operative.

Interior Electrical

Bathroom Recepticals

Informational Components

6.11 - The bathroom outlets that were tested are functional and include ground-fault protection.

Kitchen Recepticals

Functional Components and Conditions

6.12 - Most kitchen outlets that were tested are functional and include ground-fault protection.

Light Fixtures

Informational Components

6.13 - Light fixtures tested functioned properly.

Interior Recepitcals

Informational Components

6.14 - A representative number of receptacles were tested. The outlets tested were wired correctly.

Garage Recepticals

Informational Components

6.15 - The garage outlets that were tested are functional and include ground-fault protection.

Section 8.0 - Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Split Systems

Location

Informational Components

8.1 - Central heat and air-conditioning are provided by a single 5 ton split-system, consisting of a forced air furnace with an evaporator coil that is located in the attic, and a condensing coil that is located house back yard. Model: 38CKC060370 Serial: 3202E21494.

Furnace

Informational Components

8.2 - The furnace is functional.

Vent Pipe

Informational Components

8.3 - The vent pipe has no visible deficiencies.

Circulating Fan

Informational Components

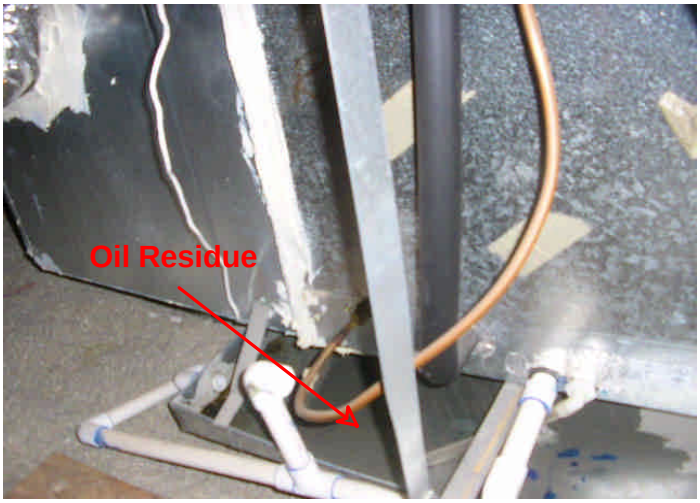
8.4 - The circulating fan is clean and functional.

Gas Valve & Connector

Informational Components

8.5 - The gas valve and connector are in acceptable condition.

Combustion-Air Vents
Informational Components
8.6 - The combustion-air vents appear to be adequate to support complete combustion.
Return-Air Compartment
Informational Components
8.7 - The return-air compartment and filter are in acceptable condition. We recommend that the filter be changed every 1 - 3 months.
Evaporator Coil
Informational Components
8.8 - The evaporator coils are functional.
Condensate Drainpipe
Informational Components
8.9 - The condensate drainpipe discharges correctly outside the residence.
Drip Pan
Informational Components
8.10 - The drip pan appears to be functional.
Other Conditions
8.11 - There is oil collecting in the drip pan. It is not known if this is due to a current problem or remains from past service. Consult seller for service history documentation. Further evaluation by a licensed HVAC contractor is recommended prior to the close of escrow.



Condensing Coil
Informational Components
8.12 - The condensing coils responded to the thermostat and is functional.
Condensing Coil Disconnect
Informational Components
8.13 - The electrical disconnect at the condensing coil is functional.
Refrigerant Lines
Informational Components
8.14 - The refrigerant lines are in acceptable condition.
Differential Temperature Readings
Informational Components
8.15 - The air-conditioning systems responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of twenty degrees.
Thermostats
Informational Components

8.16 - The thermostat is functional.

Registers

Informational Components

8.17 - The registers are reasonably clean and functional.

Flexible Ducting

Informational Components

8.18 - The ducts have no visible deficiencies.

Section 9.0 - Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Interior

Walls and ceilings

Informational Components

9.1 - The walls and ceiling are in acceptable condition. Cosmetic wear/damage noted.

Interior doors

Functional Components and Conditions

9.2 - Interior doors are functional.

Floor covering

Informational Components

9.3 - No significant problems noted. Random area carpet stains and grout cracking along walls noted.

Smoke detectors

Informational Components

9.4 - Smoke detectors are tested with the test button only. Recommend periodic testing of smoke detectors.

Section 10.0 - Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open oven door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water

dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Sink & Countertop

Informational Components

10.1 - The sink and countertop are functional.

Cabinets

Functional Components and Conditions

10.2 - The cabinets are functional, and do not have any significant damage.

Valves & Connectors

Functional Components and Conditions

10.3 - The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Functional Components and Conditions

10.4 - The sink faucet is functional.

Trap and Drain

Functional Components and Conditions

10.5 - The trap and drain are functional.

Electric Range

Functional Components and Conditions

10.6 - The electric range is functional, but was neither calibrated nor tested for its performance.

Dishwasher

Functional Components and Conditions

10.7 - The dishwasher is functional.

Exhaust Fan or Downdraft

Functional Components and Conditions

10.8 - The exhaust fan or downdraft is functional.

Section 13.0 - Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Access Location & General Condition

Informational Components

13.1 - The attic can be accessed through a hatch in the laundry room ceiling.

Method of Evaluation

Informational Components

13.2 - We evaluated the attic by direct access.

Framing and Sheathing

Informational Components

13.3 - The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component

of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Ventilation

Informational Components

13.4 - Ventilation is provided by a combination gable and soffit vents that appear adequate.

Electrical

Informational Components

13.5 - The electrical components that are fully visible appear to be in acceptable condition.

Heat Vents

Informational Components

13.6 - The HVAC appear to be functional.

Plumbing Vents

Informational Components

13.7 - The drainpipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Informational Components

13.8 - The visible portions of the exhaust ducts are functional.

Blown-In Cellulose Insulation

Informational Components

13.9 - The attic is insulated, with approximately 7.5 inches of blown-in cellulose.

Section 15.0 - Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Master Bathroom

Cabinets

Functional Components and Conditions

15.1 - The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

15.2 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

15.3 - The sink and its components are functional.

Tub-Shower

Functional Components and Conditions

15.4 - The tub/shower is functional.

Exhaust Fan

Functional Components and Conditions

15.5 - The exhaust fan is functional.

Toilet

Functional Components and Conditions

15.6 - The toilet is functional.

Main Hallway Bathroom

Cabinets

Functional Components and Conditions

15.7 - The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

15.8 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

15.9 - The sink and its components are functional.

Tub-Shower

Functional Components and Conditions

15.10 - The tub/shower is functional.

Exhaust Fan

Functional Components and Conditions

15.11 - The exhaust fan is functional.

Toilet

Functional Components and Conditions

15.12 - The toilet is functional.

Section 16.0 - Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Exhaust Fan

Functional Components and Conditions

16.1 - The exhaust fan is functional.

Valves & Connectors

Functional Components and Conditions

16.2 - The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Trap & Drain

Functional Components and Conditions

16.3 - The trap and drain appear to be functional.

Gas Valve & Connector

Informational Components

16.4 - The gas valve and connector are functional.

220 Volt Receptacle

Functional Components and Conditions

16.5 - The dryer 220 Volt receptacle is functional.

Dryer Vent
Informational Components
16.6 - The dryer vents vertically. The lint vent/trap should be cleaned periodically, because trapped lint can rapidly turn into a fire hazard.

Section 17.0 - Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Triple-Car Garage

Ventilation Ports
Functional Components and Conditions
17.1 - The ventilation ports are functional.
Firewall Separation
Functional Components and Conditions
17.2 - The firewall separating the garage from the residence is functional.
Entry Door Into the House
Functional Components and Conditions
17.3 - The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.
Garage Door & Hardware
Functional Components and Conditions
17.4 - The garages doors and hardware are functional.
Automatic Opener
Informational Components
17.5 - There are no automatic door openers.