



**PrimeSpec Consulting, LLC**

**Kevin Shroyer**

**AZ Certification # 42275  
4285 E. Cullumber Court**

**Gilbert, AZ 85234**

**480-570-5615**

# **Inspection Report**



**Derek Jones**

**Property Address:  
123 East Easy Street  
Gilbert AZ 85234**

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|  |                                 |                                  |
|--|---------------------------------|----------------------------------|
| <b>Date:</b> 12/19/2010                                      | <b>Time:</b>                    | <b>Report ID:</b>                |
| <b>Property:</b><br>123 East Easy Street<br>Gilbert AZ 85234 | <b>Customer:</b><br>Derek Jones | <b>Real Estate Professional:</b> |

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building. Not Present items will be noted only in the Report and will NOT be in the Summary. Please read the entire report and consider items or components that are not present.



**Repair/Replace** = Refers to a system or component that in the inspectors opinion is damaged or is not functioning as intended and is in need of additional investigation and repair or replacement by a qualified contractor or specialist.



**Safety** = Refers to a system or component that in the inspectors opinion poses a risk of injury and needs correction or replacement by a specialist in most cases.



**Maintenance** = Refers to a system or component in the inspectors opinion that is a typical house maintenance type of repair and can be performed by the homeowner or a handyman.



**Monitor** = Refers to a system or component in the inspectors opinion that needs to be monitored for possible repairs in the not to distant future.



**Review** = Refers to a system or component that needs to be reviewed with seller (area or item not assessable at time of inspection, has been repaired, etc.).

**Standards of Practice:**

Standards of Professional Practice for Arizona Home Inspectors

**Type of building:**

Two story, single family home

**Approximate age of building:**

2007

**Home Faces:**

North

**Approximate Temperature:**

80 DegF.

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Utility Services:**

All utilities on at time of inspection.

**House occupied or vacant:**  
Occupied

**In Attendance:**  
Customer and their agent



PrimeSpec Consulting, LLC

## Summary

### Customer

Derek Jones

### Address

123 East Easy Street  
Gilbert AZ 85234

**The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. ***This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.***



**Repair/Replace = Refers to a system or component that in the inspectors opinion is damaged or is not functioning as intended and is in need of additional investigation and repair or replacement by a qualified contractor or specialist.**

### 1.6 ROOF STRUCTURE AND ATTIC

#### Inspected

(1) The truss framing is broken (above Laundry Room). Truss repairs should be approved by an engineer before performing the work involved and I recommend a qualified contractor perform the work.

(2) The truss framing is loose at damaged nail plate (above Master bedroom). Some repairs or reinforcement may be required. For this reason, I recommend you contact an engineer or qualified person for a second opinion and repair if required.

### 6.4 PLUMBING FIXTURES (HOSE BIBBS, FAUCETS, SINKS, TUBS/SHOWERS, TOILETS, ETC.)

#### Inspected

(1) The left sink drain is leaking from the stopper connection at the master bath. Repairs are needed to prevent possible damaged in cabinet. A qualified person should repair as necessary.

### 9.0 COOLING AND AIR HANDLER EQUIPMENT

#### Inspected

Stains noted at drip pan below 1st floor air handler indicating past leaking. Recommend reviewing history of any past repairs with seller. If no repairs are documented than further evaluation and repair may be required by licensed HVAC contractor.

**+ Safety = Refers to a system or component that in the inspectors opinion poses a risk of injury and needs correction or replacement by a specialist in most cases.**

### 7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of

**ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Inspected**

(1) GFCI (Ground Fault Circuit Interrupter) outlet at the Kitchen is defective, won't trip when tested. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

**7.7 SMOKE DETECTORS (OBSERVED BUT NOT TESTED)**

**Inspected**

(2) The smoke detector is missing its battery at the top of stairs. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend replacing battery and testing for proper operation. Replace if required.

**14.11 EXTERNAL BONDING(GROUNDING) OF PUMP MOTORS, BLOWERS AND HEATERS**

**Inspected**

External bonding (grounding) of pool pump motor is loose, this is a safety issue. Recommend reconnecting for proper bonding.

**14.18 POOL FENCE**

**Not Present**

No fencing observed around pool. Pool barrier requirements vary greatly depending on local requirements. Minimum requirements typically include a five foot high fence surrounding the pool area/yard constructed of climb resistant materials and openings that would not allow a four inch sphere to be passed through. All gates should be self closing and latching and swing out from the pool area. Gate latches should be high and out of reach of children. All doors from the house interior to the pool area should be self closing and latching. Door latches should be high and out of reach of small children. There should be no pet doors in these doors. We recommend that you contact you local town or city building safety department for the current requirements for pool barriers.



**Maintenance = Refers to a system or component in the inspectors opinion that is a typical house maintenance type of repair and can be performed by the homeowner or a handyman.**

**3.0 VEGETATION, GRADING AND DRAINAGE (With respect to their effect on the condition of the building)**

**Inspected**

Recommend trimming tree away from the exterior of the structure to prevent possible damage to walls.

**4.0 AUTOMATIC TIMER(S)**

**Inspected**

Sprinkler timer is loose to wall. Recommend securing to prevent possible damage.

**4.1 VALVES**

**Inspected**

Leakage noted at the lawn watering system valve in rear yard on east side of home. I recommend repair as needed.

**4.4 SPRINKLER HEADS OPERATION**

**Inspected**

Inoperable sprinkler head at the garden watering system in rear yard on east side of home. I recommend repair as needed.

**4.5 DRIP HEADS OPERATION**

**Inspected**

Drip head observed water area were plant has been removed (east side of house in front yard). Recommend capping line or replacing plant.

#### 6.4 PLUMBING FIXTURES (HOSE BIBBS, FAUCETS, SINKS, TUBS/SHOWERS, TOILETS, ETC.)

##### Inspected

(2) The cold control handle has a minor leak onto counter at the 2nd floor hall bath. Repairs are needed. A qualified person should repair as necessary.

#### 7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

##### Inspected

(2) The ceiling fan "wobbles" in the bedroom (at south/west 2nd floor bedroom). Some fans that wobble cannot be corrected without replacement. I recommend repair as needed.

#### 10.2 AIR FILTERS AND REGISTERS

##### Inspected

The washable filters needs cleaning for proper air flow.

#### 11.4 DOORS (Interior)

##### Inspected

The closet door below stairs rubs at top of door when closing. I recommend repair as needed for proper operation.

#### 14.9 CHLORINATOR

##### Inspected

Calcium build-up observed at salt cell. Excessive calcium can damage unit. Recommend cleaning.

#### 14.15 SKIMMERS AND DRAINS

##### Inspected

Skimmer basket is full of debris. Recommend cleaning for proper water circulation.



**Monitor = Refers to a system or component in the inspectors opinion that needs to be monitored for possible repairs in the not to distant future.**

#### 14.16 VISIBLE PIPING, VALVES

##### Inspected

A small amount of air bubbles were seen passing through the hair and lint filter on the pump. This is an indication of a minor leak somewhere along the suction side of the pumping system, which is likely occurring relatively close to the pump, at a valve, poor chlorinator fitting or at the O-ring under the hair and lint basket cover, but could also originate underground at a small pipe break. Problem is not serious at this time, but passage of air bubbles through the system should be monitored, and if their frequency increases, call in a pool or pump repair company to determine the source of leakage.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of

components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



# 1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



garage attic



house attic



house attic

### Styles & Materials

**Foundation:**

Poured concrete - Post tension slab

**Method used to observe Crawlspace:**

No crawlspace

**Floor Structure:**

Post tension slab at main floor  
Engineered floor joists at second floor

**Exterior Wall Structure:**

Wood

**Columns and/or Piers:**

Wood

**Ceiling Structure:**

Bottom cord of roof truss framing

**Roof Structure:**

Engineered wood trusses

**Roof-Type:**

Gable

**Method used to observe attic:**

Walked

**Attic Access Locations:**

Garage  
Laundry Room

IN NI NP

|     |                           |   |  |   |
|-----|---------------------------|---|--|---|
| 1.0 | FOUNDATIONS               | X |  |   |
| 1.1 | BASEMENTS AND CRAWLSPACES |   |  | X |
| 1.2 | FLOORS (Structural)       | X |  |   |
| 1.3 | WALLS (Structural)        | X |  |   |
| 1.4 | COLUMNS OR PIERS          | X |  |   |
| 1.5 | CEILINGS (structural)     | X |  |   |
| 1.6 | ROOF STRUCTURE AND ATTIC  | X |  |   |

IN NI NP

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

1.0 (1) Post tension slab installed. Do not drill or cut/core.



(2) Post tension slab installed. Do not drill or cut/core.

1.2 Cracks observed in concrete slab. These typical cracks are of no concern.



1.6 (1) The truss framing is broken (above Laundry Room). Truss repairs should be approved by an engineer before performing the work involved and I recommend a qualified contractor perform the work.



(2) The truss framing is loose at damaged nail plate (above Master bedroom). Some repairs or reinforcement may be required. For this reason, I recommend you contact an engineer or qualified person for a second opinion and repair if required.



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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Detached buildings or structures. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



front patio



rear patio

**Styles & Materials**

**Siding Material:**

Stucco  
Stone veneer

**Flashing and Trim Material:**

Stucco  
Wood  
Metal

**Window Types:**

Thermal/Insulated  
Sliders  
Single-hung  
Both  
and

**Deck and Patio Material:**

Concrete

**Garage Door Type:**

One automatic

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

LIFT-MASTER

**IN NI NP**

|     |   |   |  |   |
|-----|---|---|--|---|
| 2.0 | WALL CLADDING /SIDING   | X |  |   |
| 2.1 | FLASHINGS AND TRIM  | X |  |   |
| 2.2 | EAVES, SOFFITS AND FASCIAS  | X |  |   |
| 2.3 | DECKS, PORCHES, PATIOS AND COVERS   | X |  |   |
| 2.4 | BALCONIES   |   |  | X |
| 2.5 | STOOPS / STAIRS   |   |  | X |
| 2.6 | RAILING   |   |  | X |
| 2.7 | WINDOWS (Exterior)  | X |  |   |
| 2.8 | DOORS (Exterior)  | X |  |   |
| 2.9 | GARAGE DOOR AND OPERATORS (Report whether or not doors will reverse when met with resistance) | X |  |   |

**IN NI NP**

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

**2.0** Cracks observed in stucco are typical. This is a cosmetic issue for your information. No repairs are required at this time.



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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Grounds

The home inspector shall observe: Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: Fences; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Rear Yard



yard light timer



yard lights

#### Styles & Materials

**Driveway Material:**

Concrete

**Sidewalk Material:**

Concrete  
Pavers

**Gate Material:**

Wood and Iron

**Fencing Material:**

Concrete block

**Yard Lighting:**

Low voltage lights timer location  
At pool equipment

IN NI NP

|     |  | IN | NI | NP |
|-----|--|----|----|----|
| 3.0 | VEGETATION, GRADING AND DRAINAGE (With respect to their effect on the condition of the building) | X  |    |    |
| 3.1 | DRIVEWAY   | X  |    |    |
| 3.2 | WALKWAYS   | X  |    |    |
| 3.3 | GATES  | X  |    |    |
| 3.4 | FENCING  | X  |    |    |
| 3.5 | RETAINING WALLS  |    |    | X  |
| 3.6 | SHEDS / STORAGE BUILDINGS  |    |    | X  |
| 3.7 | YARD LIGHT   | X  |    |    |

IN NI NP

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**



**3.0** Recommend trimming tree away from the exterior of the structure to prevent possible damage to walls.



The grounds of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues

as it relates to the comments in this inspection report.

## 4. Lawn Sprinklers

This is a visual inspection limited in scope by (but not restricted to) the following conditions: Underground pipes cannot be judged for breaks or possible leaks. Sprinkler systems are not tested for adequate coverage or function/operation of every valve, line, head or timer zones.

We highly recommend that you have the sellers demonstrate this entire system prior to closing. Ongoing maintenance of clogged and damaged heads can be expected of lawn watering systems.



Automatic Timer



Front yard valves



Rear yard valves

### Styles & Materials

**Lawn sprinkler timer(s) location:**

West side of house  
In front yard

**Water Line Type:**

Copper  
PVC plastic  
Rubber

|     |                               | IN | NI | NP |
|-----|-------------------------------|----|----|----|
| 4.0 | AUTOMATIC TIMER(S)            | X  |    |    |
| 4.1 | VALVES                        | X  |    |    |
| 4.2 | PROPER ANTI-SIPHON PROTECTION | X  |    |    |
| 4.3 | WATER SUPPLY LINES            | X  |    |    |
| 4.4 | SPRINKLER HEADS OPERATION     | X  |    |    |
| 4.5 | DRIP HEADS OPERATION          | X  |    |    |

IN NI NP

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**




**4.0** Sprinkler timer is loose to wall. Recommend securing to prevent possible damage.




**4.1** Leakage noted at the lawn watering system valve in rear yard on east side of home. I recommend repair as needed.



-  **4.4** Inoperable sprinkler head at the garden watering system in rear yard on east side of home. I recommend repair as needed.



-  **4.5** Drip head observed water area where plant has been removed (east side of house in front yard). Recommend capping line or replacing plant.



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The lawn sprinkler system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 5. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



### Styles & Materials

**Roof Covering:**  
Concrete tile

**Viewed roof covering from:**  
Edge of roof on ladder  
From ground with binoculars

**IN NI NP**

|     |   |   |  |   |
|-----|---|---|--|---|
| 5.0 | ROOF COVERINGS  | X |  |   |
| 5.1 | FLASHINGS   | X |  |   |
| 5.2 | ROOF PENETRATIONS   | X |  |   |
| 5.3 | SKYLIGHTS   |   |  | X |
| 5.4 | ROOF DRAINAGE SYSTEMS (gutters, scuppers and roof drains) |   |  | X |

**IN NI NP**

IN=Inspected, NI=Not Inspected, NP=Not Present

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



main water valve



gas meter



water heater & conditioner

### Styles & Materials

**Main water shut off valve is located::**  
West side of house

**Plumbing Waste:**  
ABS

**Water Heater Location:**  
Garage

**Fuel / Gas type:**  
Natural gas

**Plumbing Water Supply (into home):**  
Copper

**Water Heater Power Source:**  
Gas

**Manufacturer:**  
RHEEM

**Main fuel (gas) shut off valve location::**  
West side of house

**Plumbing Water Distribution (inside home):**  
Copper  
Pex (cross-linked polyethylene)

**Water Heater Capacity:**  
50 Gallon

**Water Filters:**  
Whole house conditioner

IN NI NP

|      |   |   |  |   |
|------|---|---|--|---|
| 6.0  | MAIN WATER SHUT-OFF VALVE   | X |  |   |
| 6.1  | MAIN WATER SHUT-OFF VALVE (OBSERVED BUT NOT TESTED)                         | X |  |   |
| 6.2  | PRESSURE REGULATOR (OBSERVED BUT NOT TESTED)                                |   |  | X |
| 6.3  | PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS                              | X |  |   |
| 6.4  | PLUMBING FIXTURES (HOSE BIBBS, FAUCETS, SINKS, TUBS/SHOWERS, TOILETS, ETC.) | X |  |   |
| 6.5  | FUNCTIONAL WATER FLOW   | X |  |   |
| 6.6  | CROSS CONNECTIONS   |   |  | X |
| 6.7  | PLUMBING DRAIN, WASTE AND VENT SYSTEMS                                      | X |  |   |
| 6.8  | FUNCTIONAL DRAINAGE   | X |  |   |
| 6.9  | PLUMBING SUPPORTS AND INSULATION  | X |  |   |
| 6.10 | HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS                      | X |  |   |
| 6.11 | GAS METER   | X |  |   |
|      |   |   |  |   |

IN NI NP

IN NI NP

|      |  |   |  |   |
|------|--|---|--|---|
| 6.12 | MAIN FUEL/GAS SHUT OFF (OBSERVED BUT NOT TESTED)                 | X |  |   |
| 6.13 | GAS FUEL STORAGE TANK(S)   |   |  | X |
| 6.14 | GAS/FUEL DISTRIBUTION SYSTEMS (piping, venting, supports, leaks) | X |  |   |

IN NI NP

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**



6.4 (1) The left sink drain is leaking from the stopper connection at the master bath. Repairs are needed to prevent possible damaged in cabinet. A qualified person should repair as necessary.



(2) The cold control handle has a minor leak onto counter at the 2nd floor hall bath. Repairs are needed. A qualified person should repair as necessary.



The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Panel with cover



panel without cover

### Styles & Materials

**Electrical Service Conductors:**

Below ground  
110/220 volts

The service entrance conductors are not visible, underground conduit to meter

**Branch wire 15 and 20 AMP:**

Copper  
Aluminum at 220 volt - O.K.

**Location of pool distribution panel:**

West side of house  
In rear yard

**Panel capacity: Panel Type:**

200 AMP      Circuit breakers

**Wiring**

**Methods:**  
Romex

**Location of main electrical service**

**panel:**  
West side of house

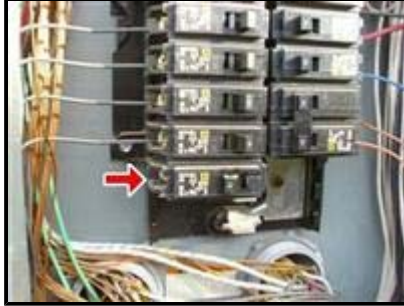
|     |  | IN | NI | NP |
|-----|--|----|----|----|
| 7.0 | SERVICE ENTRANCE CONDUCTORS  | X  |    |    |
| 7.1 | MAIN PANEL SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE  | X  |    |    |
| 7.2 | DISTRIBUTION PANEL(S) SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE   | X  |    |    |
| 7.3 | BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE   | X  |    |    |
| 7.4 | CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) | X  |    |    |
| 7.5 | POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL ACCESSABLE RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE  | X  |    |    |
| 7.6 | OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)  | X  |    |    |
| 7.7 | SMOKE DETECTORS (OBSERVED BUT NOT TESTED)  | X  |    |    |
| 7.8 | CARBON MONOXIDE DETECTORS (OBSERVED BUT NOT TESTED)  | X  |    |    |

IN NI NP

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**Comments:**

7.3 Note: Bottom left breaker is a spare. This is for information only.



**+** 7.4 (1) GFCI (Ground Fault Circuit Interrupter) outlet at the Kitchen is defective, won't trip when tested. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



 (2) The ceiling fan "wobbles" in the bedroom (at south/west 2nd floor bedroom). Some fans that wobble cannot be corrected without replacement. I recommend repair as needed.



7.7 (1) Smoke detectors noted, but not tested. Smoke detectors are not tested as part of this home inspection. Pushing the "test" button only tests the battery in the smoke detector. Canned or artificial smoke is needed to properly test the function of the smoke detector. Smoke detectors have a recommended replacement age, which can be obtained from the manufacturer.

**+** (2) The smoke detector is missing its battery at the top of stairs. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend replacing battery and testing for proper operation. Replace if required.



**7.8 Carbon monoxide detectors noted, but not tested. Carbon monoxide detectors are not tested as part of this home inspection. Pushing the "test" button tests whether the circuitry is operating correctly, not the accuracy of the sensor. Carbon monoxide detectors have a recommended replacement age, which can be obtained from the manufacturer.**

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Solid fuel heating devices and the presence of an installed heat source in each room. The home inspector shall describe: Energy source and Heating equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The uniformity or adequacy of heat supply to the various rooms.



1st floor Attic unit



2nd floor attic unit

### Styles & Materials

|   |                                      |  |
|---|--------------------------------------|--|
| <b>Heat Type:</b><br>Central forced air | <b>Energy Source:</b><br>Natural gas | <b>Number of Heat Systems (excluding fireplaces):</b><br>Two |
| <b>Heat System Brand:</b><br>LENNOX     |                                      |  |

|     |  | IN | NI | NP |
|-----|--|----|----|----|
| 8.0 | HEATING EQUIPMENT  | X  |    |    |
| 8.1 | FANS / PUMPS   | X  |    |    |
| 8.2 | NORMAL OPERATING CONTROLS                                    | X  |    |    |
| 8.3 | AUTOMATIC SAFETY CONTROLS (observed but not tested/operated) | X  |    |    |
| 8.4 | PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM               | X  |    |    |
| 8.5 | SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)           |    |    | X  |
| 8.6 | GAS/LP FIRELOGS AND FIREPLACES                               |    |    | X  |

**IN NI NP**

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The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



Exterior compressor/condenser units

### Styles & Materials

**Cooling Equipment Type:**  
Central forced air

**Cooling Equipment Energy Source:**  
Electricity

**Central Air Manufacturer:**  
LENNOX

**Number of AC Only Units:**  
Two

|     |  | IN | NI | NP |
|-----|--|----|----|----|
| 9.0 | COOLING AND AIR HANDLER EQUIPMENT                            | X  |    |    |
| 9.1 | FANS / PUMPS   | X  |    |    |
| 9.2 | NORMAL OPERATING CONTROLS                                    | X  |    |    |
| 9.3 | AUTOMATIC SAFETY CONTROLS (observed but not tested/operated) | X  |    |    |
| 9.4 | PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM            | X  |    |    |

IN NI NP

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### Comments:



**9.0** Stains noted at drip pan below 1st floor air handler indicating past leaking. Recommend reviewing history of any past repairs with seller. If no repairs are documented than further evaluation and repair may be required by licensed HVAC contractor.



The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection



or repair issues as it relates to the comments in this inspection report.

## 10. Heating / Cooling Distribution and Venting Systems

The home inspector shall observe Chimneys, flues, and vents, where readily visible; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters and registers. The home inspector shall describe: The distribution type. The home inspector is not required to Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



flex ducts



flex ducts

### Styles & Materials

**Ductwork:**

Insulated

Flex

**Filter Type:**

Washable

**IN NI NP**

|      |  | IN | NI | NP |
|------|--|----|----|----|
| 10.0 | DUCTS, PIPING AND DAMPERS                                      | X  |    |    |
| 10.1 | SUPPORTS AND INSULATION  | X  |    |    |
| 10.2 | AIR FILTERS AND REGISTERS                                      | X  |    |    |
| 10.3 | CHIMNEYS, FLUES AND VENTS (for fireplaces and/or heat systems) | X  |    |    |

**IN NI NP**

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**Comments:**



**10.2** The washable filters needs cleaning for proper air flow.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 11. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Living Room



Dining Room



family room

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet  
Tile

**Interior Doors:**

Hollow core

**Window Types:**

Thermal/Insulated

**Countertop Materials:**

Granite/Engineered Stone  
Cultured marble

**IN NI NP**

| 11.0 | CEILINGS  | X |  |  |
|------|---|---|--|--|
| 11.1 | WALLS   | X |  |  |
| 11.2 | SEPARATION WALLS, CEILING AND DOOR(S) BETWEEN ATTACHED GARAGE AND HOUSE | X |  |  |
| 11.3 | WINDOWS (Interior)  | X |  |  |
| 11.4 | DOORS (Interior)  | X |  |  |
| 11.5 | FLOORS  | X |  |  |
| 11.6 | STEPS, STAIRWAYS, BALCONIES AND RAILINGS                                | X |  |  |
| 11.7 | COUNTERS  | X |  |  |
| 11.8 | CABINETS  | X |  |  |

**IN NI NP**

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**Comments:**

**11.0** The Drywall has several hairline cracks. This is a cosmetic issue for your information.

**11.1** The Drywall has several hairline cracks. This is a cosmetic issue for your information.

**11.4** The closet door below stairs rubs at top of door when closing. I recommend repair as needed for proper operation.



---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 12. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Blown

**Ventilation:**

Flat roof vents

**Exhaust Fans:**

Fan only

**Dryer Vent (through wall and/or attic):**

Rigid Metal

IN NI NP

|      |  |   |  |   |
|------|--|---|--|---|
| 12.0 | INSULATION IN ATTIC  | X |  |   |
| 12.1 | VAPOR RETARDERS (IN UNFINISHED SPACES - CRAWLSPACE, BASEMENT AND/OR ATTIC) |   |  | X |
| 12.2 | VENTILATION OF ATTIC AND FOUNDATION AREAS                                  | X |  |   |
| 12.3 | VENTING SYSTEMS (Kitchens, baths and laundry)                              | X |  |   |
| 12.4 | VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)                         |   |  | X |

IN NI NP

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**Comments:**

**12.0** Cellulose insulation is about eight inches thick or 30 R-Value.



The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 13. Kitchen and Laundry Appliances

The home inspector shall observe and operate the basic functions of the following kitchen and laundry appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; Permanently installed microwave oven; clothes washer and dryer. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances units. The home inspector is not required to operate: Appliances in use; Clothes washer with clothes in washer; or Any appliance that is shut down, disconnected or otherwise inoperable.



kitchen



laundry

#### Styles & Materials

**Dishwasher Brand:**  
GENERAL ELECTRIC

**Range/Oven:**  
GENERAL ELECTRIC

**Clothes washer:**  
MAYTAG

**Disposer Brand:**  
BADGER

**Built in Microwave:**  
GENERAL ELECTRIC

**Clothes dryer:**  
MAYTAG

**Exhaust/Range hood:**  
GENERAL ELECTRIC

**Refrigerator:**  
GENERAL ELECTRIC

|      |                             | IN | NI | NP |
|------|-----------------------------|----|----|----|
| 13.0 | DISHWASHER                  | X  |    |    |
| 13.1 | RANGES/OVENS/COOKTOPS       | X  |    |    |
| 13.2 | RANGE HOOD                  | X  |    |    |
| 13.3 | TRASH COMPACTOR             |    |    | X  |
| 13.4 | FOOD WASTE DISPOSER         | X  |    |    |
| 13.5 | MICROWAVE COOKING EQUIPMENT | X  |    |    |
| 13.6 | CLOTHES WASHER              | X  |    |    |
| 13.7 | CLOTHES DRYER               | X  |    |    |

IN NI NP

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 14. Swimming Pool/Spa, Equipment and Safety

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection.



pool



equipment



water feature

### Styles & Materials

**Style:**

In ground  
Un-heated

**Wall Material:**

Aggregate (Pebble Tec, Pebblecrete are a couple brand names)  
Tile

**Decking and Coping:**

Kool Decking

**Filter:**

Cartridge

**Cleaning system:**

In floor rotary heads

**Chlorinator:**

Salt system

**Number of pumps/motors:**

One

IN NI NP

|       |   | IN | NI | NP |
|-------|---|----|----|----|
| 14.0  | SURFACE WALLS AND FLOOR OF POOL/SPA   | X  |    |    |
| 14.1  | PROPER WATER LEVEL  | X  |    |    |
| 14.2  | DECKING AND COPING  | X  |    |    |
| 14.3  | SURFACE DRAINAGE AND VEGETATION AROUND POOL/SPA THAT ARE LIKELY TO ADVERSELY EFFECT THE POOL/SPA  | X  |    |    |
| 14.4  | PERMANENTLY INSTALLED HANDRAILS AND LADDERS   | X  |    |    |
| 14.5  | DIVING BOARD AND/OR SLIDE   | X  |    |    |
| 14.6  | WATER FEATURES  | X  |    |    |
| 14.7  | PUMPS, MOTORS, BLOWERS  | X  |    |    |
| 14.8  | FILTER AND PRESSURE GAUGE   | X  |    |    |
| 14.9  | CHLORINATOR   | X  |    |    |
| 14.10 | POOL/SPA HEATER   |    |    | X  |
| 14.11 | EXTERAL BONDING(GROUNDING) OF PUMP MOTORS, BLOWERS AND HEATERS                                    | X  |    |    |
| 14.12 | ELECTRIC POOL/SPA LIGHTS  | X  |    |    |
| 14.13 | VERIFY THE ELECTRICAL OUTLET(S) AND ANY LIGHTING FOR POOL/SPA IS ON A GROUND FAULT CIRCUIT (GFCI) | X  |    |    |
| 14.14 | TIMER(S)  | X  |    |    |
| 14.15 | SKIMMERS AND DRAINS   | X  |    |    |
| 14.16 | VISIBLE PIPING, VALVES  | X  |    |    |
| 14.17 | AUTO FILL VALVE AND ANTI SIPHON VALVE (CROSS CONNECTIONS)   | X  |    |    |
|       |   |    |    |    |

IN NI NP


IN NI NP

|       |   |   |  |   |
|-------|---|---|--|---|
| 14.18 | POOL FENCE  |   |  | X |
| 14.19 | SELF CLOSING LATCH AND LOCK ON GATES AND/OR DOORS TO POOL/SPA | X |  |   |


IN NI NP

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**Comments:**

 **14.9** Calcium build-up observed at salt cell. Excessive calcium can damage unit. Recommend cleaning.




 **14.11** External bonding (grounding) of pool pump motor is loose, this is a safety issue. Recommend reconnecting for proper bonding.



 **14.15** Skimmer basket is full of debris. Recommend cleaning for proper water circulation.



 **14.16** A small amount of air bubbles were seen passing through the hair and lint filter on the pump. This is an indication of a minor leak somewhere along the suction side of the pumping system, which is likely occurring relatively close to the pump, at a valve, poor chlorinator fitting or at the O-ring under the hair and lint basket cover, but could also originate underground at a small pipe break. Problem is not serious at this time, but passage of air bubbles through the system should be monitored, and if their frequency increases, call in a pool or pump repair company to determine the source of leakage.





**+** **14.18** No fencing observed around pool. Pool barrier requirements vary greatly depending on local requirements. Minimum requirements typically include a five foot high fence surrounding the pool area/yard constructed of climb resistant materials and openings that would not allow a four inch sphere to be passed through. All gates should be self closing and latching and swing out from the pool area. Gate latches should be high and out of reach of children. All doors from the house interior to the pool area should be self closing and latching. Door latches should be high and out of reach of small children. There should be no pet doors in these doors. We recommend that you contact you local town or city building safety department for the current requirements for pool barriers.

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Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 15. Outdoor Cooking Equipment and fireplace

This is a visual inspection limited in scope by (but not restricted to) the following conditions: The home inspector shall observe Cooking and Heating equipment; Normal operating controls; Automatic safety controls; Solid fuel devices. The home inspector shall describe: Energy source and Heating equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating devices when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The uniformity or adequacy of heat supply.

We highly recommend that you have the sellers demonstrate proper operation of below installed devices prior to closing.



BBQ



fire pit

**Styles & Materials**

**Outdoor cooking fuel source:**  
Natural gas

**Type of Fireplace / Firepit:**  
Natural gas

|      |                           | IN | NI | NP |
|------|---------------------------|----|----|----|
| 15.0 | COOKING EQUIPMENT         | X  |    |    |
| 15.1 | CABINET                   | X  |    |    |
| 15.2 | COUNTER TOP               | X  |    |    |
| 15.3 | FIREPLACE / FIREPIT       | X  |    |    |
| 15.4 | CHIMNEYS, FLUES AND VENTS |    |    | X  |

IN NI NP

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