



ALL IN HOME INSPECTIONS LLC

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ALL IN HOME INSPECTIONS LLC

1234 Main Street
Pinedale, AZ 85934

Buyer Name
04/05/2024 9:00AM



Inspector

Payson Waldriff

Arizona Board of Technical Registration

Certified Home Inspector #80762

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Agent

Agent Name

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Scope of The Inspection:

All In Home Inspections performs all of their inspections and substantially abides by the [Standards of Professional Practice for Arizona Home Inspectors](#). We inspect the readily accessible, visually observable, installed systems and components of a home as designated in the Standards of Professional Practice for Arizona Home Inspectors. Items or components that are in the standards of practice but were not inspected will be explained under the limitations tab of the report. Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.

Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before making the purchase on the home. Keep in mind this is ***NOT a building code-compliance inspection***, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify problems as systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before the deadline for negotiation with the seller has passed. If you are unable to get the results of any necessary evaluations before the expiration of your Inspection Objection deadline, you should ask your agent to amend the contract to extend the deadline.

The key components and defects to really look into fall into 4 categories:

1. Major defects like structural issues.
2. Defects that can worsen appreciably like water leaks potentially damaging structural components.
3. Safety Hazards like a live buss bar in the main panel.
4. Things that may hinder your ability to finance, legally occupy, or insure the home.

Most of the important information and defects will be found in the summary of the report, however we still recommend that you read the entire report to ensure that all the information has been considered.

Thank you so much for choosing All In Home Inspections. We are truly grateful for the opportunity of inspecting your future home. If you have any concerns or questions about the report feel free to contact us via email, text, or even calling. We will be happy to help you!

Keys to the Report:

Satisfactory: The Item/Component was functional and in acceptable condition at the time of inspection. May have minor defects or maintenance issues.

Moderate: The Item/Component was functional and in reasonable condition at the time of inspection. May have a few defects and maintenance issues that need to be considered or needs further evaluation by a qualified professional.

Poor: The Item/Component was not functional and/or in bad condition. May be in need of replacement or has multiple defects that need to be further evaluated by a qualified professional.

N/A (Not Applicable): The system, Item, and/or component was not included in the design and/or did not have a direct impact on the structure.

Limited Visibility: The Item/Component is not fully visible or accessible at the time of inspection.

SUMMARY



MINOR DEFECT



DEFECT



SAFETY HAZARD

Summary

The summary covers the Items/Components that are in need of immediate repair. Immediate repairs or major defects that are not addressed quickly is defined by the Arizona Board of Technical Registration. A immediate repair or major defect has the potential to do the following:

1. *Worsen appreciably*
2. *Cause further damage*
3. *A serious hazard to personal safety*

We also attempt to add items or defects that could be a costly repair. Any flagged items on the reports means that the inspector believes this component/item should be fixed or evaluated immediately.

This is NOT the full report. Any maintenance or minor defects are left out of the summary. We recommend that the client reads the entire report to ensure that all of the information is considered.

- ⊖ 2.2.1 Exterior - Flashing and Trim: Trim Decayed
 - 🔧 2.3.1 Exterior - Eaves, Soffits, & Fascia: Faded Paint
 - ⊖ 2.5.1 Exterior - Windows: Failed Seal- Stains
 - 🔧 2.6.1 Exterior - Steps and Railings: Missing Paint
 - ⊖ 2.6.2 Exterior - Steps and Railings: Signs of Wood Decay
 - ⚠️ 2.7.1 Exterior - Deck/Balcony: Deck With Multiple Safety Issues/Poor Construction
 - ⚠️ 2.7.2 Exterior - Deck/Balcony: Decayed Framing
 - ⊖ 3.1.1 Roofing - Roof Covering: Granule loss
 - ⊖ 3.2.1 Roofing - Flashings and Penetrations : Moderate Corrosion
 - 🔧 3.3.1 Roofing - Drainage Systems : Debris
 - ⊖ 5.2.1 Electrical - Main Panel/Distribution Panels: Conduit Separated
 - ⊖ 5.8.1 Electrical - Receptacles, Polarity, Ground: Receptacle Damaged
 - ⚠️ 5.9.1 Electrical - GFCIs: GFCI Missing
-

- ⊖ 6.7.1 Plumbing - Water Heating Equipment and Operating Controls: Past Useful Design Life
- ⊖ 7.1.1 HVAC - Heating Equipment and Cooling Equipment: Showing Age
- ⊖ 9.6.1 Insulation and Ventilation - Laundry Ventilation : Dryer Vent Terminates in Crawlspace
- ⚠ 10.3.1 Appliances - Range: Missing Anti-Tip Bracket

1: INSPECTION DETAILS

1.1	Annual Home Inspections
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Information

In Attendance

Client, Client's Agent, Inspector

Occupancy

Furnished, Vacant

Weather Conditions

Sunny, Cold

Temperature

40- 50 F

Type of Home

Single Family

Scope of Practice Used

Standards of Professional Practice for Arizona Home Inspectors

[Click here](#) to see the standards of practice that were followed for your inspection.

Annual Home Inspections: What is a Annual Home Inspection?

Now that you are going to be a future homeowner, home maintenance is very important to help maintain your home and prevent serious issues from happening. Having annual inspections helps catch problems that may go unnoticed and helps with home maintenance. Here are some reasons why we believe annual home inspections are so important.

1. It saves you money in the long run. Annual home inspections help you catch maintenance defects that can be fixed and solved before it becomes a costly fix. Catching these small issues quickly can save you time and money.
2. It helps you keep up on home maintenance. Annual home inspections help you point out the homes maintenance issues and what needs to be regularly maintained. This will help extend the life of your home and its components.
3. It makes it easier to sell your home when the time comes. Having annual inspections means your home will always be up to date and gives it more transparency making it a lot easier to sell. It also keeps your homes value up!
4. Safety Hazards! Safety hazards can be a big deal and can be caught quickly having annual home inspections. This will help ensure that your home is safe.

If you are interested in having annual home inspections contact us by calling or via email and we will get you set up.

2: EXTERIOR

2.1	Wall Cladding
2.2	Flashing and Trim
2.3	Eaves, Soffits, & Fascia
2.4	Entry Doors
2.5	Windows
2.6	Steps and Railings
2.7	Deck/Balcony
2.8	Porch/Patio
2.9	Walks and Driveways
2.10	Grading and Drainage
2.11	Vegetation
2.12	Retaining Walls
2.13	General

Information

Wall Cladding: Type Of Wall Cladding

Log

Wall Cladding: Condition Of Wall Cladding

Satisfactory

Flashing and Trim: Condition of Flashing and Trim

Satisfactory

Eaves, Soffits, & Fascia: Overall Condition of Eaves, Soffits, And Fascia

Satisfactory

Entry Doors: Overall Condition of Entry Doors

Satisfactory

Entry Doors: Overall Operation of Entry Doors

Satisfactory

Windows: Overall Condition Of Windows

Satisfactory

Steps and Railings: Condition of Steps and Railings

Moderate

Deck/Balcony: Condition of Deck/Balcony

Poor

Porch/Patio: Condition of Porch

Satisfactory

Walks and Driveways: Condition of Patios, Walks, And Driveways

Satisfactory

Grading and Drainage: Condition of Grading and Drainage

Satisfactory

Vegetation : Condition of Vegetation

Satisfactory

Retaining Walls: Condition of Retaining Walls

N/A

Windows: Window Seals Narrative

Checking for integrity of failed window seals can only be found at certain points of the day making it difficult to inspect for and may go unnoticed. We still do our absolute best to look for signs of a failed window seal.

General: Exterior Inspected

The exterior of the home was inspected to the extent observable and by following the Standards of Practice used for the inspection. Things can potentially go unnoticed. Keep in mind the inspector has your best interests. Any recommendations or considerations should be considered before purchasing the home.

Observations

2.2.1 Flashing and Trim

TRIM DECAYED

NORTH EXTERIOR

I observed wood trim decayed in one or multiple areas of the exterior. Recommend repairs as needed.

Recommendation

Contact a qualified siding specialist.



2.3.1 Eaves, Soffits, & Fascia

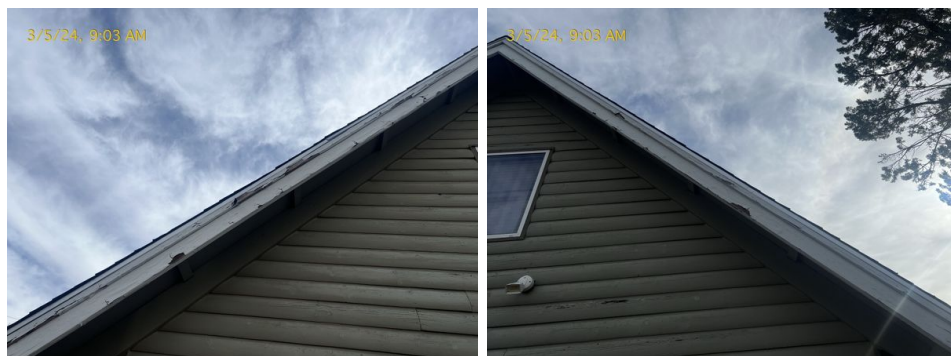
FADED PAINT

EAST EXTERIOR

I observed one or multiple area of faded or flaking paint on the eaves, soffits, or fascia. Recommend repairs as needed to prevent deterioration.

Recommendation

Contact a handyman or DIY project



2.5.1 Windows

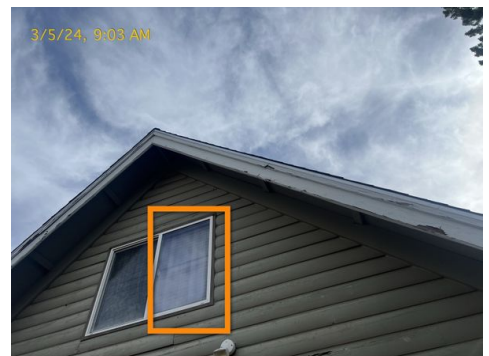
FAILED SEAL- STAINS

NORTH EXTERIOR

Although no condensation was visible at the time of the inspection, staining of the glass at a window indicated a loss of thermal integrity. Windows with failed seals can only be seen at certain times of the day. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. Replacement is more common.

Recommendation

Contact a qualified window repair/installation contractor.



2.6.1 Steps and Railings

MISSING PAINT

DECK STAIRS

I observed paint missing in one or more areas, recommend painting to prevent deterioration.

Recommendation

Contact a qualified professional.



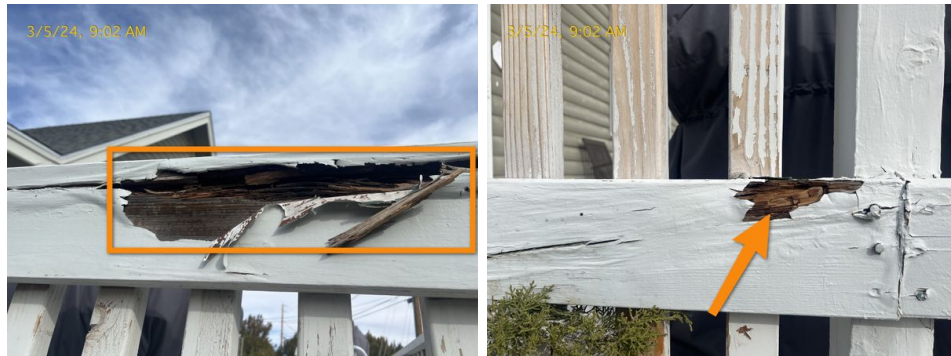
2.6.2 Steps and Railings

SIGNS OF WOOD DECAY

I observed railings that showed signs of wood decay. Recommend correction by a contractor to prevent further deterioration.

Recommendation

Contact a qualified professional.



2.7.1 Deck/Balcony

DECK WITH MULTIPLE SAFETY ISSUES/POOR CONSTRUCTION

DECK

Multiple defects were observed on the deck, cover, steps and railing including, but not limited to:

- Wood decay on joists, stair stringers, and support members.
- Loose railings
- Signs of possible pest intrusion
- Tripping hazards
- Unequal tread rise
- Loose pillar capstones

The add up to cause a safety concern. Recommend further evaluation and repairs by a qualified person.

Recommendation

Contact a qualified deck contractor.



2.7.2 Deck/Balcony

DECAYED FRAMING



Deck structural framing had advanced wood decay visible at the time of the inspection. Advanced wood decay can seriously weaken any affected members making the deck unsafe.

You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for correction and any necessary repairs or replacement.

Recommendation

Contact a qualified deck contractor.



3: ROOFING

3.1	Roof Covering
3.2	Flashings and Penetrations
3.3	Drainage Systems
3.4	Evidence of Leaking
3.5	Method Used to Observe Roof
3.6	General

Information

Roof Covering: Roof Covering Material

Architectural Asphalt Shingle

Roof Covering: Roof Covering Condition

Satisfactory

Flashings and Penetrations : Condition of Flashings and Penetrations

Moderate

Drainage Systems : Condition of Drainage Systems

Satisfactory

Evidence of Leaking: Evidence of Leaking

No Evidence of Leaking Found

Method Used to Observe Roof: Method Used to Observe Roof

Walked

Observations

3.1.1 Roof Covering

GRANULE LOSS

ROOF

I observed granule loss at the asphalt shingle roof. Granule help shed water off the roof. Lack of granules typically means the roof is aged. Recommend further evaluation by a roofing contractor.

Recommendation

Contact a qualified professional.



3.2.1 Flashings and Penetrations

MODERATE CORROSION

ROOF

Roof flashings were generally old and showed general moderate corrosion throughout the roof. Flashings should be monitored annually and replaced before they begin to leak.

Recommendation

Recommend monitoring.





3.3.1 Drainage Systems

DEBRIS

GUTTERS

Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

Recommendation

Contact a qualified professional.

 Minor Defect



4: STRUCTURAL COMPONENTS

4.1	Foundation
4.2	Floor Structure
4.3	Wall Structure
4.4	Columns/Posts
4.5	Roof/Ceiling Structure
4.6	Underfloor CrawlSpace
4.7	Observation Method of Attic and CrawlSpace
4.8	General

Information

Foundation: Foundation Type
 CrawlSpace, Masonry/Concrete
 Stem Wall, Masonry/Concrete
 Piers

Foundation: Condition of Foundation
 Satisfactory

Floor Structure: Type of Floor Structure
 Conventional, Wood Joists,
 Plywood

Floor Structure: Condition of Floor Structure
 Satisfactory

Wall Structure: Type of Wall Structure
 Log

Wall Structure: Condition of Wall Structure
 Satisfactory

Columns/Posts: Type of Columns
 Wood Columns

Columns/Posts: Condition of Columns
 Moderate

Roof/Ceiling Structure: Condition of Roof Structure
 Satisfactory

Observation Method of Attic and CrawlSpace: Observation Method
 Walked/Crawled CrawlSpace,
 Attic Access

Roof/Ceiling Structure: Type of Roof Structure
 Conventional, Trusses, OSB Decking



Underfloor Crawlspace : Condition of Crawlspace

Satisfactory

**General: Structural Components Inspected**

The Structural Components of the home were inspected to the extent observable and by following the Standards of Practice used for the inspection. Things can potentially go unnoticed. Keep in mind that the inspector has your best interests. Things like wall structure cannot be fully observed due to obstructions by drywall or wall cladding. Any recommendations or considerations should be considered before purchasing the home.

5: ELECTRICAL

5.1	Service Type, Conductor, Ground
5.2	Main Panel/Distribution Panels
5.3	Service Amperage and Voltage
5.4	Overcurrent Protection Devices
5.5	Branch Circuit Conductors
5.6	Compatibility and Aluminum Branch Circuit Wiring
5.7	Lights and Switches
5.8	Receptacles, Polarity, Ground
5.9	GFCIs
5.10	Smoke/Carbon Monoxide Detectors

Information

<p>Service Type, Conductor, Ground: Type of Service North Exterior Overhead Service</p>	<p>Service Type, Conductor, Ground: Condition of Service Type Satisfactory</p>	<p>Service Type, Conductor, Ground: Type of Service Conductor Copper</p>
<p>Service Type, Conductor, Ground: Condition of Service Conductor Satisfactory</p>	<p>Service Type, Conductor, Ground: Condition of Service Ground Satisfactory</p>	<p>Main Panel/Distribution Panels: Condition of Main Panel Satisfactory</p>
<p>Main Panel/Distribution Panels: Location of Distribution Panels None Present</p>	<p>Service Amperage and Voltage: Service Amperage 200 AMP</p>	<p>Service Amperage and Voltage: Service Voltage Rating 120/240V</p>
<p>Overcurrent Protection Devices: Type of Overcurrent Protection Devices Circuit Breakers</p>	<p>Overcurrent Protection Devices: Condition of Overcurrent Protection Devices Satisfactory</p>	<p>Branch Circuit Conductors: Condition of Branch Circuit Conductors Satisfactory</p>
<p>Compatibility and Aluminum Branch Circuit Wiring: Compatibility of Breakers The breakers are compatible with the conductor size</p>	<p>Compatibility and Aluminum Branch Circuit Wiring: Presence of Aluminum Branch Circuit Wiring Not Present</p>	<p>Lights and Switches: Condition of Lights and Switches Satisfactory</p>
<p>Lights and Switches: Operation of Switches Satisfactory</p>	<p>Receptacles, Polarity, Ground: Operation and Condition of Receptacles Satisfactory</p>	<p>GFCIs: Operation and Condition of GFCIs Moderate</p>
<p>Smoke/Carbon Monoxide Detectors: Presence of Smoke and Carbon Monoxide Detectors Smoke Detectors Present, Carbon Monoxide Detectors Present</p>		

Main Panel/Distribution Panels: Location of Main Panel

North Exterior



Electrical Inspected

The electrical components of the home were inspected to the extent observable and by following the standards of practice used on the inspection. Things can potentially go unnoticed. Keep in mind that the inspector has your best interests. Receptacles behind furniture or appliances may not be inspected. Any recommendations or considerations should be considered before purchasing the home.

Observations

5.2.1 Main Panel/Distribution Panels

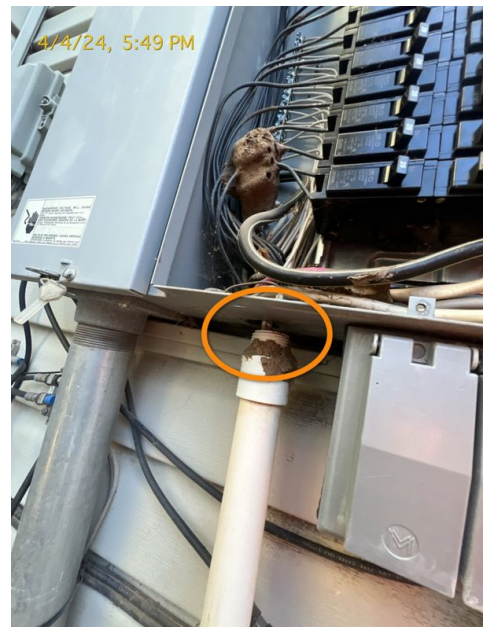
CONDUIT SEPERATED

MAIN PANEL

I observed conduit that was disconnected and separated from the main panel. This can be a way of entry for pests and moisture intrusion. This could explain why there are wasp nests in the panel. Recommend repairing as needed.

Recommendation

Contact a qualified professional.



5.8.1 Receptacles, Polarity, Ground

RECEPTACLE DAMAGED

DECK RECEPTACLE



The home had a damaged electrical receptacle that should be replaced by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



5.9.1 GFCIs

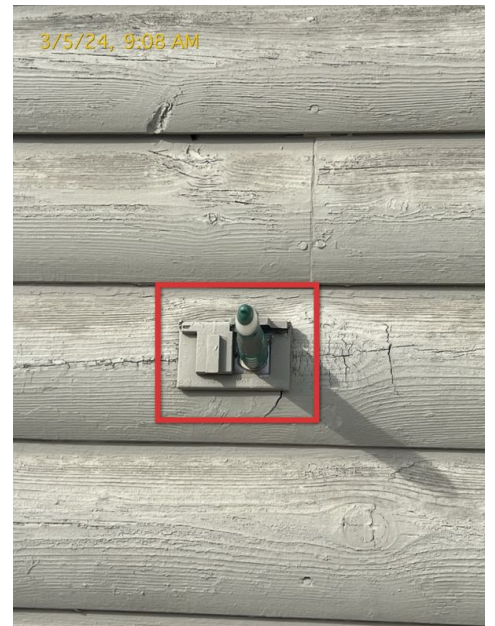
GFCI MISSING

DECK RECEPTACLE

I observed one or more receptacles without GFCI protection in areas where needed. GFCI protection is required in bathrooms, kitchens, garages, exterior, or any outlet within 6 feet of a water source. Recommend installing GFCI protection for safety.

Recommendation

Contact a qualified electrical contractor.



6: PLUMBING

6.1	Interior Supply/Distribution Piping
6.2	Supports and Insulation
6.3	Functional Flow and Drainage
6.4	Fixtures and Faucets
6.5	Drain and Waste Vent System
6.6	Water Supply Leaks/Drain Leaks
6.7	Water Heating Equipment and Operating Controls
6.8	Automatic Safety Controls
6.9	Cross Connections
6.10	Fuel storage and Fuel Distribution System and Supports

Information

Interior Supply/Distribution Piping: Type of Distribution Piping

Copper

Interior Supply/Distribution Piping: Condition of Distribution Piping

Satisfactory

Supports and Insulation: Condition of Supports and Insulation

Supports Satisfactory, Insulation Satisfactory

Functional Flow and Drainage: Functional Flow

Satisfactory

Fixtures and Faucets: Condition of Fixtures and Faucets

Satisfactory

Fixtures and Faucets: Operation of Fixtures and Faucets

Satisfactory

Drain and Waste Vent System : Type of Drain and Waste Vent Piping System

ABS

Drain and Waste Vent System : Condition of Drain and Waste Vent System

Satisfactory

Water Supply Leaks/Drain Leaks: Evidence of Water Supply Leaks

No Evidence of Leaking

Water Supply Leaks/Drain Leaks: Evidence of Drain Leaks

No evidence of Leaking

Water Heating Equipment and Operating Controls: Gallon Capacity

40 gal

Water Heating Equipment and Operating Controls: Age of Water Heater

17 years old

Water Heating Equipment and Operating Controls: Operation of Water Heater

Operable

Automatic Safety Controls: Presence of Automatic Safety Controls

TPR

Automatic Safety Controls: Condition of Automatic Safety Controls

Satisfactory

Cross Connections: Presence of Cross Connections

None Observed

Fuel storage and Fuel Distribution System and Supports: Condition of Fuel Storage and Fuel distribution System and Supports

Satisfactory

Fuel storage and Fuel Distribution System and Supports: Propane Gas Level

70 %

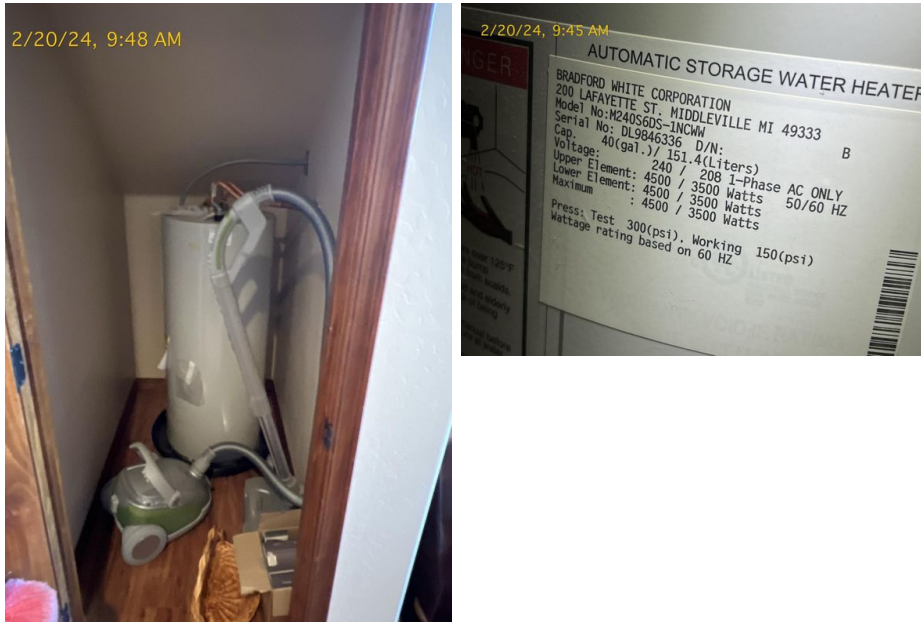
Functional Flow and Drainage: Functional Drainage

Satisfactory

We tested the functional drainage by filling the sink basin with a drain stop and unplugging the drain see if the sink drained properly.

Water Heating Equipment and Operating Controls: Type of Water Heater

Electric



Plumbing Inspected

The plumbing components of the home were inspected to the extent observable and by following the standards of practice used on the inspection. Things can potentially go unnoticed. Keep in mind that the inspector has your best interests. Plumbing leaks can occur after the time of the inspection. Any recommendations or considerations should be considered before purchasing the home.

Observations

6.7.1 Water Heating Equipment and Operating Controls

PAST USEFUL DESIGN LIFE

WATER HEATER

This water heater appeared to be past its design life and may need replacement soon.

Recommendation

Contact a qualified plumbing contractor.



7: HVAC

7.1	Heating Equipment and Cooling Equipment
7.2	Energy Source
7.3	Operating Controls
7.4	Automatic Safety Controls
7.5	Distribution Systems
7.6	Air Filters
7.7	Heat and Cooling Source
7.8	Solid Fuel Heating Devices
7.9	General

Information

Heating Equipment and Cooling Equipment: Age of Heating Equipment

26 years old

Heating Equipment and Cooling Equipment: Condition of Heating Equipment

Satisfactory

Heating Equipment and Cooling Equipment: Type of Cooling Equipment

N/A

Energy Source: Energy Source for Heating Equipment #1

Propane

Operating Controls: Condition of Operating Controls

Satisfactory

Operating Controls: Operation of Operating Controls

Satisfactory

Automatic Safety Controls: Condition of Automatic Safety Controls

Satisfactory

Distribution Systems: Distribution for Heating #1
Insulated Ducts, Registers, Blower/Fan**Air Filters: Size of Air Filters**

20x20x1

Air Filters: Condition of Air Filters

Satisfactory

Heat and Cooling Source: Presence of Heat Source
Present in Each Room**Heat and Cooling Source: Presence of Cooling Source**

N/A

Solid Fuel Heating Devices: Type of Solid Fuel Heating Equipment

Pellet

Solid Fuel Heating Devices: Condition of Solid Fuel Heating Device
Satisfactory, Inspection Limited

Heating Equipment and Cooling Equipment: Type of Heating Equipment

Forced Air Gas Furnace



Automatic Safety Controls: Presence of Automatic Safety Controls

Present

The presence of the automatic safety controls for both heating and cooling equipment have been observed and reported on to the extent visible.

General: HVAC Inspected

The HVAC components of the home were inspected and reported to the extent observable and by following the Standards of Practice used on the inspection. We are not required to remove any parts or doors of the HVAC units. Things may go unnoticed. Keep in mind that the inspector has your best interests. All information reported should be considered and reviewed before purchasing the home.

Limitations

Solid Fuel Heating Devices

DID NOT OPERATE SOLID FUEL HEATING DEVICE

We are not required to operate any solid fuel or gas fueled heating devices. We only perform a visual inspection of the devices components.

Observations

7.1.1 Heating Equipment and Cooling Equipment

SHOWING AGE

FURNACE

The HVAC system appeared to be aged. Although the system appeared to be functional we recommend further evaluation by a licensed HVAC specialist to determine a more in-depth view of its condition.

Recommendation

Contact a qualified professional.



Defect

8: INTERIORS

8.1	Walls, Ceilings, and Floors
8.2	Steps and Stairways
8.3	Balconies and Railings
8.4	Counters and Cabinetry
8.5	Doors
8.6	Windows
8.7	Fire Separation Walls, Ceilings, and Doors
8.8	General

Information

Walls, Ceilings, and Floors:
Condition of Walls, Ceilings and Floors
 Satisfactory

Steps and Stairways: Condition of Steps and Stairways
 Satisfactory

Balconies and Railings: Condition of Balconies and Railings
 Satisfactory

Counters and Cabinetry:
Condition of Counters and Cabinetry
 Satisfactory

Doors: Condition of Doors
 Satisfactory

Doors: Operation of Doors
 Satisfactory

Windows: Operation of Interior Windows
 Satisfactory

Fire Separation Walls, Ceilings, and Doors: Condition of Fire Separation Walls, Ceilings, and Doors
 Not Required

General : Interior Inspection

The interior of the home was inspected and reported to the extent observable and by following the standards of practice used on the inspection. The inspector is not required to move any furniture or any obstructions that may limit the inspection. Keep in mind that the inspector has your best interests. We highly recommend that all the information reported is considered before making the purchase on the home.

9: INSULATION AND VENTILATION

9.1	Insulation and Vapor Retarder
9.2	Attic Ventilation
9.3	Underfloor Crawlspace Ventilation
9.4	Kitchen Ventilation
9.5	Bathroom Ventilation
9.6	Laundry Ventilation

Information

**Insulation and Vapor Retarder:
Type of Insulation**

Batt Fiberglass

**Insulation and Vapor Retarder:
Depth of Insulation**

8- 12 in

**Insulation and Vapor Retarder:
Condition of Insulation**

Satisfactory

**Insulation and Vapor Retarder:
Presence and Type of Vapor
Retarder**

Present, Building Paper

**Insulation and Vapor Retarder:
Condition of Vapor Retarder**

Satisfactory

**Attic Ventilation: Presence of
Attic Ventilation**

Present

**Attic Ventilation: Condition of
Attic Ventilation**

Satisfactory

**Underfloor Crawlspace
Ventilation: Presence of
Underfloor Crawlspace
Ventilation**

Present

**Underfloor Crawlspace
Ventilation: Condition of
Underfloor Crawlspace
Ventilation**

Satisfactory

**Kitchen Ventilation: Condition of
Kitchen Ventilation**

Satisfactory

**Bathroom Ventilation: Condition
of Bathroom Ventilation**

Satisfactory

**Bathroom Ventilation: Operation
of Bathroom Ventilation**

Functional

**Laundry Ventilation : Presence of
Dryer Vent**

Present

**Laundry Ventilation : Condition of
Dryer Vent**

Moderate

**Laundry Ventilation : Presence of
Laundry Room Vent**

Present

**Laundry Ventilation : Operation
of Laundry Room Vent**

Functional

Insulation and Ventilation Inspected

The insulation and ventilation of the home was inspected and reported on to the extent visible and by following the standards of practice used on the inspection. Keep in mind that inspectors are not required to walk the attic however we do our absolute best on every inspection to do so. Some homes do not have attics which does limit the inspection of the insulation and ventilation of the attic space. Things may go unnoticed. Keep in mind that the inspector has your best interests. Any reported information should be considered before purchasing the home.

Observations

9.6.1 Laundry Ventilation

DRYER VENT TERMINATES IN CRAWLSPACE



CRAWLSPACE

I observed the dryer vent terminating in the crawlspace. This can cause dust to build up in the crawlspace. Recommend terminating it to the exterior.

Recommendation

Contact a handyman or DIY project



10: APPLIANCES

10.1	Dishwasher
10.2	Refrigerator
10.3	Range
10.4	Microwave
10.5	Dryer/Washer
10.6	Garbage Disposal

Information

Dishwasher: Functionality of Dishwasher

Functional

Refrigerator: Functionality of Refrigerator

Functional

Range: Functionality of Range

Functional

Dryer/Washer: Functionality of Washer

Functional

Dryer/Washer: Functionality of Dryer

Functional

Garbage Disposal: Functionality of Garbage Disposal

Functional

Microwave: Functionality of Microwave

Functional

We only inspect wallmounted or permanently installed microwaves. Any microwaves that are not mounted are not inspected.

Appliances Inspected

Appliances are not part of the standards of practice however we inspect them as a courtesy. We only inspect appliances for functionality and not the condition. We do our very best to find safety hazards or any damage done to appliances.

Observations

10.3.1 Range

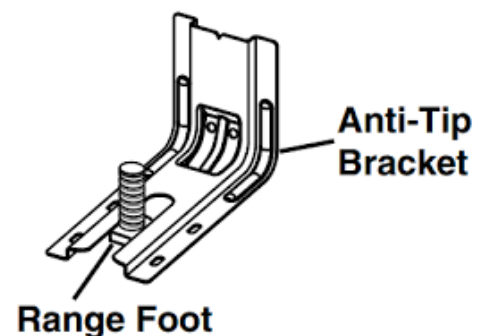
MISSING ANTI-TIP BRACKET



I observed a missing anti-tip bracket at the range. This is a potential safety hazard due to children potentially climbing and tipping the range causing injuries and/or death. Recommend installing an anti-tip bracket as necessary.

Recommendation

Contact a handyman or DIY project



STANDARDS OF PRACTICE

Inspection Details

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Exterior

5. SYSTEM: EXTERIOR

5.1: The inspector shall observe: A. wall cladding, flashings and trim. B. entryway doors and representative number of windows. C. garage door operators. D. decks, balconies, stoops, steps, areaways, and porches including railings. E. eaves, soffits and fascias. F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2: The inspector shall: A. describe wall cladding materials. B. operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator. C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3: The inspector is NOT required to observe: A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories. B. fences. C. safety glazing. D. garage door operator remote control transmitters. E. geological conditions. F. soil conditions. G. recreational facilities. H. outbuildings other than garages and carports.

Roofing

6.1 The inspector shall observe: A. roof coverings. B. roof drainage systems. C. flashings. D. skylights, chimneys and roof penetrations. E. signs of leaks or abnormal condensation on building components.

6.2 The inspector shall: A. describe the type of roof covering materials. B. report the methods used to inspect roofing.

6.3 The inspector is NOT required to: A. walk on the roofing. B. observe attached accessories including but not limited to solar systems, antennae, and lightning arresters.

Structural Components

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The inspector shall observe: A. structural components including: 1. foundation. 2. floors. 3. walls. 4. columns. 5. ceilings. 6. roofs.

4.2 The Inspector shall: A. describe the type of: 1. foundation. 2. floor structure. 3. wall structure. 4. columns. 5. ceiling structure. 6. roof structure. B. probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface. C. enter underfloor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected. D. report the methods used to inspect underfloor crawl spaces and attics. E. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

Electrical

8. SYSTEM: ELECTRICAL

8.1 The inspector shall observe: A. service entrance conductors. B. service equipment, grounding equipment, main overcurrent device, main and distribution panels. C. amperage and voltage ratings of the service. D. branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. E. the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls. F. 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. G. the operation of ground fault circuit interrupters.

8.2 The inspector shall: A. describe: 1. service amperage and voltage. 2. service entry conductor materials. 3. service type as being overhead or underground. 4. location of main and distribution panels. B. report any observed aluminum branch circuit wiring.

8.3 The inspector is **NOT required to:** A. insert any tool, probe or testing device inside the panels. B. test or operate any overcurrent device except ground fault interrupters. C. dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels. D. observe 1. low voltage systems. 2. smoke detectors. 3. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

Plumbing

7. SYSTEM: PLUMBING

7.1: The inspector shall observe: A. interior water supply and distribution system including: 1. piping materials, including supports and insulation. 2. fixtures and faucets. 3. functional flow. 4. leaks. 5. cross connections. B. interior drain, waste and vent system, including: 1. traps; drain, waste, and vent piping; piping supports and pipe insulation. 2. leaks. 3. functional drainage. C. hot water systems including: 1. water heating equipment. 2. normal operating controls. 3. automatic safety controls. 4. chimneys, flues and vents. D. fuel storage and distribution systems including: 1. interior fuel storage equipment, supply piping, venting and supports. 2. leaks. E. sump pumps.

7.2: The inspector shall: A. describe: 1. water supply and distribution piping materials. 2. drain, waste and vent piping materials. 3. water heating equipment. B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.

7.3: The inspector is **NOT required** to: A. state the effectiveness of anti-siphon devices. B. determine whether water supply and waste disposal systems are public or private. C. operate automatic safety controls. D. operate any valve except water closet flush valves, fixture faucets and hose faucets. E. observe: 1. water conditioning systems. 2. fire and lawn sprinkler systems. 3. on-site water supply quantity and quality. 4. on-site waste disposal systems. 5. foundation irrigation systems. 6. spas, except as to functional flow and functional drainage.

HVAC

9. SYSTEM: HEATING

9.1 The inspector shall observe: A. permanently installed heating systems including: 1. heating equipment. 2. normal operating controls. 3. automatic safety controls. 4. chimneys, flues and vents.

9.2 The inspector shall: A. describe: 1. energy source. 2. heating equipment and distribution type. B. operate the systems using normal operating controls. C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The inspector is **NOT required to:** A. operate heating systems when weather conditions or other circumstances may cause equipment damage. B. operate automatic safety controls. C. ignite or extinguish solid fuel fires D. observe: 1. the interior of flues. 2. fireplace insert flue connections. 3. humidifiers. 4. electronic air filters. 5. the uniformity or adequacy of heat supply to the various rooms

10. SYSTEM: CENTRAL AIR CONDITIONING

10.1: The inspector shall observe: A. central air conditioning including: 1. cooling and air handling equipment. 2. normal operating controls. B. distribution systems including: 1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units. 2. the presence of an installed cooling source in each room.

10.2: The inspector shall: A. describe: 1. energy sources. 2. cooling equipment type. B. operate the systems using normal operating controls. C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3: The inspector is **NOT required to:** A. operate cooling systems when weather conditions or other circumstances may cause equipment damage. B. observe non-central air conditioners. C. observe the uniformity or adequacy of cool-air supply to the various rooms.

Interiors

11. SYSTEM: INTERIORS

11.1 The inspector shall observe: A. walls, ceiling and floors. B. steps, stairways, balconies and railings. C. counters and a representative number of cabinets. D. a representative number of doors and windows. E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. F. sumps. **11.2:** The inspector shall: A. operate a representative number of primary windows and interior doors. B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3: The inspector is **NOT required** to observe: A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors. B. carpeting. C. draperies, blinds or other window treatments. D. household appliances. E. recreational facilities or another dwelling unit.

Insulation and Ventilation

12. SYSTEM: INSULATION & VENTILATION

12.1: The inspector shall observe: A. insulation and vapor retarders in unfinished spaces. B. ventilation of attics and foundation areas. C. kitchen, bathroom, and laundry venting systems.

12.2: The inspector shall describe: A. insulation and vapor retarders in unfinished spaces. B. absence of same in unfinished space at conditioned surfaces.

12.3: The inspector is NOT required to report on: A. concealed insulation and vapor retarders. B. venting equipment which is integral with household appliances.

Appliances

Appliances are not part of the standards of practice. We inspect the functionality of the appliances as a courtesy.