

INTEGRITY FIRST AZ

Home Inspection Report



123 Main Street, Phoenix, AZ 85001

Inspection Date:

Thursday October 1, 2020

Prepared For:

John Smith

Prepared By:

INTEGRITY FIRST AZ LLC
1753 E Broadway Rd
Suite 101-304
Tempe, AZ 85282
480.567.9755
admin@integrityfirstaz.com

Report Number:

2020.85001.OCT01

Inspector:

Werner Ebner

License/Certification #:

AZ--71473

Inspector Signature:



Report Overview

SCOPE OF INSPECTION

All components designated for inspection in the ***Standards of Professional Practice for Arizona Home Inspectors*** are inspected, except as may be noted within this report or listed in paragraphs 8 and 13 of the Pre-Inspection Agreement. The "Standards" can be viewed and downloaded from the following website:

ARIZONA STATE BOARD OF TECHNICAL REGISTRATION

(<https://btr.az.gov/standards>)

The purpose of this inspection is to give the Client a better understanding of the property condition on the day of the inspection. The goal is to put a tenant, home buyer or homeowner in a better position to make informed decisions during negotiations. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the Pre-Inspection Agreement for a full explanation of the scope of the inspection.

This inspection is conducted as a visual inspection of the readily accessible installed major systems and components of the property existing at the time of the inspection only.

All locations mentioned in this report are based on an individual standing at the front door and facing the residence. These will be listed as **LEFT, RIGHT, LEFT FRONT , RIGHT MIDDLE** , etc.

RESIDENCE & SURROUNDINGS

Approximate Age of Residence --- 1 TO 3 YEARS

Occupancy (Occupied, Vacant, etc .) --- OCCUPIED

Furnishings (Furnished, Partially Furnished, Unfurnished) --- FURNISHED

Inspection Start Time --- 8:00 AM

Report Overview

RESIDENCE & SURROUNDINGS

Outdoor Temperature at Start of Inspection --- 80 TO 90 DEGREES (F)

Weather Conditions (Sunny, Cloudy, Rain, Snow, Windy) --- SUNNY

Recent Rain (Yes, No) --- NO

Ground Cover (Dry, Wet, Damp, Snow) --- DRY

- Residence inspected was occupied and furnished on day of inspection. Access to the following items (among others) may be restricted by furniture and / or personal belongings:

---Electrical outlets (receptacles);

---Windows;

---Wall / Floor surfaces; and

---Cabinet interiors.

Any such items are excluded from this inspection report.

Report Summary

GENERAL COMMENTS

Inspected systems and components are rated :

SATISFACTORY - Indicates the system or component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL (*Minor Concern*) - Indicates the system or component will probably require repair or replacement anytime within five years .

POOR (*Major Concern*) - Indicates the system or component is considered significantly deficient or inoperable, and will need repair or replacement now or in the very near future .

SAFETY HAZARD - Denotes a condition, system or component that is **considered unsafe and in need of prompt attention** .

Items listed in all SUMMARY sections are explained in greater detail within the respective sections of this report.

Please read Inspection Report in its entirety for full descriptions of findings and recommended courses of action .

INSPECTION NOTES

- Residence inspected is a three-story condominium in a multi-unit building.
- Photographs included in this report are "representative" in nature. Other defects (not photographed) as well as repetitions of the same defect(s) depicted in those photographs appearing in the report may exist. **Photographs provided within the body of the report are not meant to be inclusive of all such defects** .
- Material and system deficiencies observed and documented in this inspection report will predominantly require a licensed and qualified contractor to evaluate the defect and

Report Summary

INSPECTION NOTES

propose remedy options. It is likely that other related defects will be brought to light by the professional on-site as more extensive and technically-exhaustive deeper assessments are conducted.

****As a reminder, home inspections are visual inspections of the readily accessible major systems and components of the property existing at the time of the inspection.*

POTENTIAL SAFETY HAZARDS

GROUND

- During inspection, observed horizontal balusters on all porch guardrails. In this orientation, balusters can potentially be utilized by small children as ladder rungs.

GARAGE

- During inspection, GARAGE overhead door failed balance testing, which is a test of the overall balance of the garage door during manual operation. Door did not stay in place when hand was removed while door was raised halfway.
- During inspection, observed hole in wall of GARAGE. Holes in fire separation walls or ceilings negatively impacts the ability of the fire separation system (walls, ceilings and doors) to adequately prevent a fire from entering the residence.
- During inspection, observed horizontal balusters on all INTERIOR guardrails. In this orientation, balusters can potentially be utilized by small children as ladder rungs.

KITCHEN

- Dishwasher drain line not properly high-looped to underside of countertop. Cross connection is possible in this situation, which could result in dirty water from the dishwasher and/or garbage disposal being re-introduced and contaminating clean dishes.
- During inspection, observed RANGE with no anti-tip bracket installed (or installed improperly allowing range to tip over). Anti-tip brackets have been required by all appliance manufacturers since 1991.

ELECTRICAL

-During inspection of receptacles, observed three-pronged electrical receptacles in a "Reverse Polarity" state. This is an unsafe condition as the receptacle's neutral wire is connected to where the hot (live) wire is supposed to be, and vice versa.

COOLING SYSTEM

- Gap observed between electrical conduit and heat pump unit during inspection. Any openings or gaps in electrical conduits allow for potential shock hazard and/or water intrusion.

Report Summary

CONCERNS (Major)

NONE

CONCERNS (Minor)

GROUND

- Observed protruding rivet and rusting on FRONT Porch guardrail post.
- Observed grading too close to the bottom of the residence's stucco siding in several locations. Recommend a clearance of 6" - 8" from bottom of siding to grade be maintained in order to prevent possible water intrusion and/or damage.

EXTERIOR

- During inspection, observed bare spots on drip edge flashing around perimeter of PORCH cover.
- Observed drip edge flashing along PORCH cover flush with stucco-finished outer fascia boards and not overlapping, which results in draining rainwater remaining in contact with stucco far longer than if lip of flashing extended over stucco finish.
- Holes and gaps observed in wall siding during inspection.
- During inspection, observed areas of moisture-damaged siding.

BATHROOMS

- Observed cracking and holes along walls of 3rd Floor, RIGHT REAR Bathroom during inspection.
- During inspection, observed gaps in grout coverage at intersection of countertop surface & backsplash in 3rd Floor, RIGHT FRONT Bathroom.
- Minor cracks and gaps in caulking / grout coverage observed in several BATHROOM locations.
- Observed active leak from bathroom sink drain pipe in 1st Floor, RIGHT FRONT Bathroom during inspection.

KITCHEN

- During inspection, observed gaps in caulking coverage at intersection of countertop surface & KITCHEN sink.

ELECTRICAL SYSTEM

- Mandated working distances on all sides of distribution electrical panel have not been adhered to--recommend licensed electrician evaluate distribution panel, overcurrent devices and branch wiring compatibility as soon as practical.

ITEMS NOT OPERATING / NOT INSPECTED

ELECTRICAL SYSTEM

Report Summary

ITEMS NOT OPERATING / NOT INSPECTED

- Shared main electrical panel. Unable to access "dead front" cover of main electrical panel during inspection due to locked panel door (see photo below). Recommend licensed electrician remove cover and evaluate breakers and wiring for condition and compatibility.
- Unable to remove dead front cover of distribution panel during inspection without causing damage to surrounding painted areas and cabinetry. Recommend licensed electrician remove cover and evaluate breakers and wiring for condition and compatibility.

COSMETIC DEFECTS

GARAGE

- Observed trim around GARAGE door separated in several locations.

DINING / LIVING AREAS

- Observed sounds of loose floor boards in 3rd Floor HALLWAY during inspection.

Receipt/Invoice

INTEGRITY FIRST AZ LLC
1753 E Broadway Rd
Suite 101-304
Tempe, AZ 85282
480.567.9755

Property Address
123 Main Street
Phoenix, AZ 85001

Date: Oct 1, 2020

Inspection Number: 2020.85001.OCT01

Inspected By: Werner Ebner

Payment Method: Credit Card

Client: John Smith

Inspection	Fee
Home Inspection	\$250.00

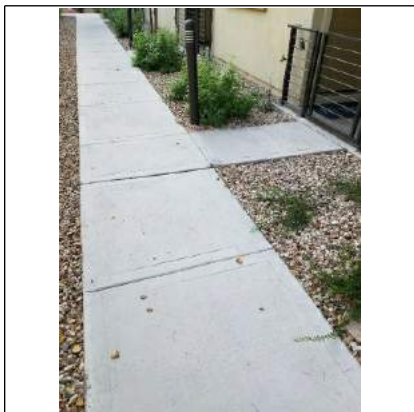
Total	\$250.00
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GROUNDS

(GR-1) Service Walks

Condition *Satisfactory*

Photos



(GR-2) Driveway / Parking

Condition *Satisfactory*

(GR-3) Stoops / Steps

None

(GR-4) Hose Bibs

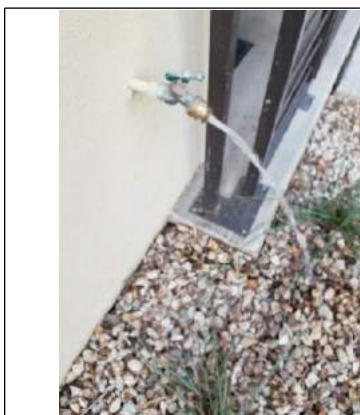
Condition *Satisfactory*

Operable *Yes (FRONT EXTERIOR WALL)* *Not tested (GARAGE)*

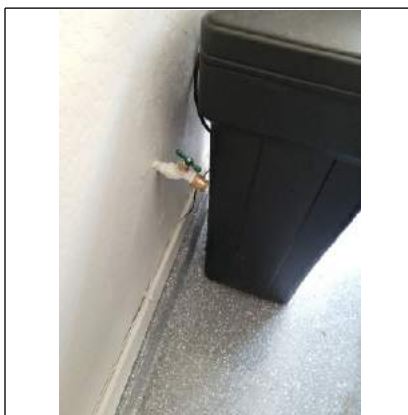
Anti-siphon valve(s) present *Yes (All)*

Comments - Two hose bibs observed during inspection, located along the FRONT exterior wall and inside GARAGE of residence. Both were equipped with anti-siphon devices.

Photos



FRONT EXTERIOR WALL



GARAGE

GROUNDS

(GR-5) Porches

Condition *Satisfactory*

FLOOR *Constructed*

Condition *Satisfactory*

RAILING(S) / BALUSTERS *Present*

Condition *Poor* **SAFETY HAZARD**

SUPPORT PIER(S) *Present*

Material *Wood (Stucco finish)*

Condition *Satisfactory*

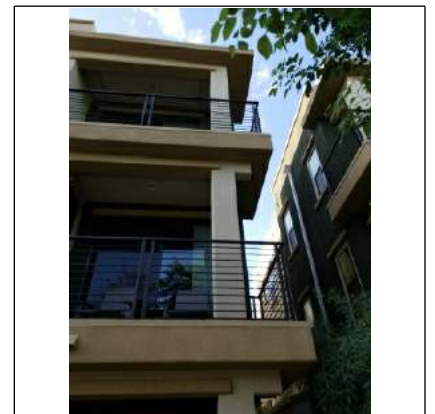
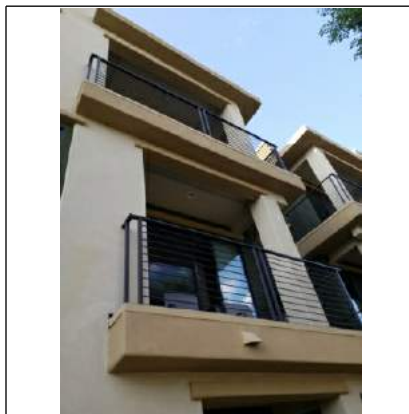
Comments - During inspection, observed horizontal balusters on all PORCH guardrails. In this orientation, balusters can potentially be utilized by small children as ladder rungs. Recommend licensed contractor evaluate and provide remedy options as required.
Safety Hazard.

-Observed protruding rivet and rusting on FRONT Porch guardrail post. Recommend licensed contractor evaluate and remedy as needed.

COVERED *Yes*

Condition *Satisfactory*

Photos



GROUNDS



(GR-6) Deck / Balcony

None

(GR-7) Patio

None

(GR-8) Retaining Wall

None

(GR-9) Fence / Wall

Not evaluated (HOA MAINTAINED MASONRY WALL)

(GR-10) Gate(s)

Evaluated

Condition *Satisfactory*

Operable *Yes*

(GR-11) Grading / Vegetation / Draining (Foundation)

Grading near foundation *Marginal* *Improper clearance between siding and soil*

Vegetation near foundation *Satisfactory (Adequate clearance from foundation)*

Drainage near foundation *Satisfactory*

Comments - Observed grading too close to the bottom of the residence's stucco siding in several locations. Recommend a clearance of 6" - 8" from bottom of siding to grade be maintained in order to prevent possible water intrusion and/or damage.

Photos

GROUNDS



EXTERIOR

(EX-1) Chimney(s)

None

(EX-2) Drip Edge Flashing

Condition **Marginal** **Exposed / Peeling paint**

Comments - During inspection, observed bare spots on drip edge flashing around perimeter of PORCH cover. Recommend painting / sealing flashing where needed and / or consulting with a licensed and qualified roofer to evaluate and offer possible remedy options.

- Observed drip edge flashing along PORCH cover flush with stucco-finished outer fascia boards and not overlapping (see photo below), which results in draining rainwater remaining in contact with stucco far longer than if lip of flashing extended over stucco finish. Left untreated, moisture intrusion into stucco and onto outer porch fascia can potentially occur. Recommend licensed contractor evaluate and offer possible remedies.

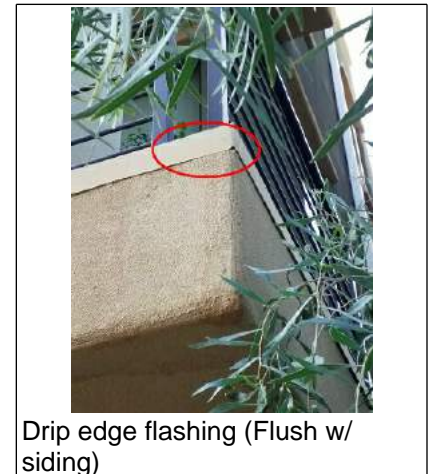
Photos



Drip edge flashing



Drip edge flashing (Bare spot)



Drip edge flashing (Flush w/ siding)

(EX-3) Eaves

Not visible (Covered by soffit)

(EX-4) Fascia

Condition **Not visible (Stucco covered)**

(EX-5) Soffit

Condition **Not visible (Stucco covered)**

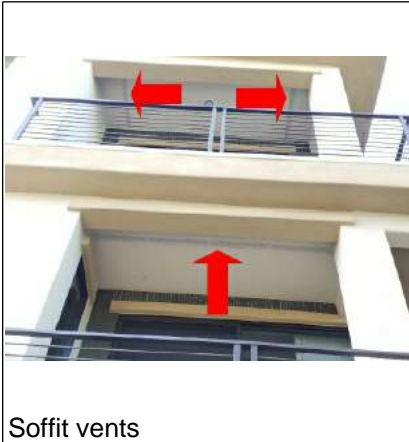
(EX-6) Ventilation System

Type **Soffit vent(s)**

Condition **Satisfactory**

Photos

EXTERIOR



Soffit vents

(EX-7) Wall Structure

Type *Framed*

Condition (To the extent it is visible) *Satisfactory*

(EX-8) Wall Siding / Cladding

Type *Stucco*

Condition *Marginal* *Holes observed* *Moisture damage*

WEEP SCREED *Yes*

Condition *Satisfactory*

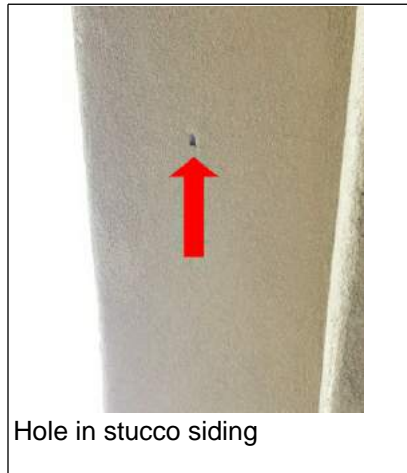
Comments - Holes and gaps observed in wall siding during inspection (see photos below) .
Openings such as these potentially allow for water and/or pest intrusion. Recommend licensed contractor evaluate all gaps in siding coverage and propose remedy options.

- During inspection, observed areas of moisture-damaged siding. Specifically, siding exhibited signs of past / present water intrusion. Recommend consulting with a licensed and qualified contractor to evaluate and provide remedy options as needed.

Photos



Hole in stucco siding



Hole in stucco siding

Hole / Gap in stucco siding
(Parapet wall)

EXTERIOR



Moisture damage



Weep screed hole

(EX-9) Wall Flashing

Not visible

(EX-10) Trim

Condition *Satisfactory*

Photos



(EX-11) Doors

MAIN (FRONT) ENTRANCE *Inspected*

Condition *Satisfactory*

Operable *Yes*

Doorbell operable *Yes*

Lock(s) operable *Yes*

Weatherstripping *Satisfactory*

PATIO / PORCH DOOR(S) *Inspected*

Condition *Satisfactory*

EXTERIOR

(EX-11) Doors cont.

Operable Yes

Lock(s) operable Yes

Weatherstripping Satisfactory

REAR ENTRANCE None present

ATTACHED STORAGE ROOM / SHED None present

(EX-12) Windows

Condition Satisfactory

Operable Window(s) testing results located in individual room sections of report

(EX-13) Storm Windows

None

(EX-14) Caulking

None

(EX-15) Foundation

Type Concrete slab on grade

Material (Foundation wall) Post-tensioned concrete

Condition - Visible portion Satisfactory

Photos



Post-tensioned concrete stamp
(GARAGE floor)

ROOF

(RF-1) General Information

Visibility All

Method of observation Roof (Accessed and walked on roof)

(RF-2) Roof Covering

Type **SPRAY POLYURETHANE FOAM (SPF)**

Condition Satisfactory

Evidence of leaking / Moisture stains No

Location House Attached porches

Pitch Flat

Photos



(RF-3) Valleys

None present

(RF-4) Ventilation System

Type Roof vent(s)

Condition Satisfactory

Photos

ROOF



(RF-5) Penetrations

Brackets / Supports *Satisfactory*

Vent pipes *Satisfactory*

(RF-6) Skylights

None present

(RF-7) Roof Penetration(s) Flashing

Condition *Satisfactory*

(RF-8) Drainage Systems

Type(s) *Downspout(s)* *Drip edge flashing* *Pitch of roof surface* *Scuppers*

Condition *Satisfactory*

Attachments *Satisfactory*

Extension(s) needed *No*

Evidence of leaking / Moisture stains *No*

Photos



Downspout



Scupper

GARAGE

(GA-1) Type

Type Attached garage

(GA-2) Automatic Opener

Condition Satisfactory

Operable Yes

Photos



(GA-3) Balance / Electric Eyes / Safety Reverse

Condition Poor Needs adjusting SAFETY HAZARD

Operable Yes Balance tested Photo / Electric eyes tested
 Pressure / Reverse tested

Comments - During inspection, both the Electric Eyes and Reverse functionalities (both up and down when reasonable pressure is applied) performed in a Satisfactory manner.

- During inspection, GARAGE overhead door failed balance testing, which is a test of the overall balance of the garage door during manual operation. Door did not stay in place when hand was removed while door was raised halfway. Recommend adjustment by licensed contractor. **Safety Hazard**.

(GA-4) Floor

Material Concrete w/ Epoxy coating

Condition Satisfactory

(GA-5) Overhead Door(s)

Condition Satisfactory

(GA-6) Exterior Service Door

None

GARAGE

(GA-7) Fire Separation Components

FIRE DOOR Present

Condition Satisfactory

Operable Yes Self-closes

WALLS & CEILING Inspected

Condition Poor Hole(s) in walls / ceiling SAFETY HAZARD

Evidence of leaking / Moisture stains No

Comments - During inspection, observed hole in wall of garage (see photo below). Holes in fire separation walls or ceilings negatively impacts the ability of the fire separation system (walls, ceilings and doors) to adequately prevent a fire from entering the residence. Recommend a licensed contractor evaluate and affect needed repair(s). **Safety Hazard**.

- Observed trim around GARAGE door separated in several locations. Recommend licensed contractor evaluate and offer remedy options.

Photos



Hole in GARAGE wall



Separation in trim around GARAGE door



Separation in trim around GARAGE door

INTERIOR

(IN-1) Roof & Ceiling Structure

Not visible / No attic access

CEILING JOISTS *Not visible*

ROOF SHEATHING *Not visible*

(IN-2) Attic / Insulation & Ventilation

No attic access present

ATTIC INSULATION *Not visible*

VAPER BARRIER / RETARDER *Not visible*

(IN-3) Steps & Stairways

Condition *Satisfactory*

Risers / Treads *Satisfactory*

Handrail(s) *Satisfactory*

Guardrail(s) *Poor* **SAFETY HAZARD**

Comments - During inspection, observed horizontal balusters on all INTERIOR guardrails. In this orientation, balusters can potentially be utilized by small children as ladder rungs. Recommend licensed contractor evaluate and provide remedy options as required.

Safety Hazard.

(IN-4) Smoke / Carbon Monoxide (CO) Detectors

SMOKE DETECTOR(S) *Present*

Operable *Yes*

Interconnected *Yes*

CO DETECTOR(S) *None present*

(IN-5) Columns

Columns / Load-bearing walls (Visible) *Framed*

Condition (To the extent visible) *Satisfactory*

Comments -- During home inspections, interior columns (bearing walls) in existing residences are usually obscured by wall coverings (drywall, etc.). However, the visible effects of properly functioning or failing columns can be observed and are reported as such in the **Condition** evaluation area of this section.

(IN-6) Fireplace

None

INTERIOR

(IN-7) Floor Structure

Concrete (1ST FLOOR) *Framed (2ND / 3RD FLOORS)*

Condition (To the extent visible) *Satisfactory*

BATHROOMS

(BAT-1) General Information

Location(s) **Bathrooms (total):** 4

Locations:

- (1) 1st Floor, RIGHT FRONT
- (2) 2nd Floor, RIGHT MIDDLE
- (3) 3rd Floor, RIGHT FRONT
- (4) 3rd Floor, RIGHT REAR

Heating / Cooling source(s) present Yes

EXHAUST FAN(S) Yes

Operable Yes

(BAT-2) Walls & Ceiling

Inspected (To the extent accessible / visible)

Condition **Marginal** **Hole(s) in walls / ceilings**

Comments - Observed cracking and holes along walls of 3rd Floor, RIGHT REAR Bathroom during inspection. Recommend sealing and monitoring areas for any ensuing cracking, widening and/or displacement, which may indicate more serious issues.

Evidence of leaking / Moisture stains **No**

Photos



3rd Floor, RIGHT REAR
Bathroom



3rd Floor, RIGHT REAR
Bathroom

(BAT-3) Doors & Windows

DOORS **Evaluated**

Condition **Satisfactory**

Operable **Yes**

Locks operable **Yes**

BATHROOMS

(BAT-3) Doors & Windows cont.

WINDOWS *Evaluated (To the extent accessible)*

Condition *Satisfactory*

Operable *Yes*

(BAT-4) Countertops

Condition *Marginal* *Caulk / Grout needed*

Comments - During inspection, observed gaps in grout coverage at intersection of countertop surface & backsplash in 3rd Floor, RIGHT FRONT Bathroom. Missing grout can potentially lead to water intrusion. Recommend application of grout in area(s) noted above.

Photos



3rd Floor, RIGHT FRONT Bathroom (Missing grout)



3rd Floor, RIGHT FRONT Bathroom (Missing grout)

(BAT-5) Cabinets

Condition *Satisfactory*

(BAT-6) Plumbing

SINK(S) *Inspected*

Condition *Satisfactory*

TOILET *Inspected*

Condition *Satisfactory*

Operable *Yes*

SHOWER *Inspected*

Condition *Marginal* *Caulk / Grout needed*

TUB *Inspected*

BATHROOMS

(BAT-6) Plumbing cont.

Condition *Satisfactory*

WHIRLPOOL *Not present*

FAUCETS / FIXTURES *Inspected*

Condition *Satisfactory*

Operable *Yes*

Functional flow *Satisfactory*

PIPES *Inspected (To the extent visible)*

Condition *Marginal* *Active leaking observed*

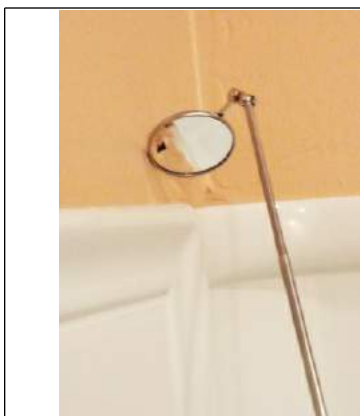
Functional drainage *Satisfactory*

Proper P-traps *Yes*

Comments - Minor cracks and gaps in caulking / grout coverage observed in several BATHROOM locations (see photos below). Recommend evaluate and application of caulking / grout as needed.

- Observed active leak from bathroom sink drain pipe in 1st Floor, RIGHT FRONT Bathroom during inspection. Recommend licensed plumber evaluate and repair as required.

Photos



1st Floor, RIGHT FRONT Bathroom (Gap in caulking coverage)



3rd Floor, RIGHT FRONT Bathroom (Gap in caulking coverage)



3rd Floor, RIGHT REAR Bathroom (Gap in caulking / grout)

BATHROOMS



3rd Floor, RIGHT REAR Bathroom (Gap in caulking / grout)



1st Floor, RIGHT FRONT Bathroom (Active leak)

(BAT-7) Floor

Condition Satisfactory

BEDROOMS

(BED-1) General Information

Location(s) **Bedrooms (total)**: 4

Locations:

- (1) 1st Floor, RIGHT FRONT
- (2) 3rd Floor, RIGHT FRONT
- (2) 3rd Floor, RIGHT MIDDLE
- (2) 3rd Floor, RIGHT REAR

Heating / Cooling source(s) present Yes

SMOKE DETECTOR(S) Present

Operable Yes

Ceiling fan(s) Satisfactory

Closet door(s) Satisfactory

Bedroom(s) egress restricted No

Floors Satisfactory

(BED-2) Walls & Ceiling

Inspected (To the extent accessible / visible)

Condition Satisfactory

Evidence of leaking / Moisture stains No

(BED-3) Doors & Windows

DOORS Evaluated

Condition Satisfactory

Operable Yes

Locks operable Yes

WINDOWS Evaluated (To the extent accessible)

Condition Satisfactory

Operable Yes

DINING & LIVING AREAS

(DL-1) General Information

Areas / Rooms observed Dining area Living room

Heating / Cooling sources present Yes

Ceiling fans (Where installed) Satisfactory

Floors Satisfactory Squeaks

Comments - Observed sounds of loose floor boards in 3rd Floor HALLWAY during inspection.
Recommend evaluation and remedy by licensed flooring contractor.

(DL-2) Walls & Ceilings

Inspected (To the extent accessible / visible)

Condition Satisfactory

Evidence of leaking / Moisture stains No

(DL-3) Doors & Windows

DOORS Evaluated

Condition Satisfactory

Operable Yes

Locks operable Yes

WINDOWS Evaluated (To the extent accessible)

Condition Satisfactory

Operable Yes

KITCHEN

(K-1) General Information

Heating / Cooling source present Yes

EXHAUST FAN Yes

Operable Yes

Ceiling fan None

PANTRY DOOR(S) Inspected

Condition Satisfactory

Operable Yes

(K-2) Walls & Ceiling

Inspected (To the extent accessible / visible)

Condition Satisfactory

Evidence of leaking / Moisture stains No

(K-3) Doors & Windows

DOORS None present

WINDOWS Evaluated (To the extent accessible)

Condition Satisfactory

Operable Yes

(K-4) Countertops

Condition Marginal Caulk / Grout needed

Comments - During inspection, observed gaps in caulking coverage at intersection of countertop surface & KITCHEN sink. Missing caulk can potentially lead to water intrusion. Recommend application of caulk in area(s) noted above.

Photos

KITCHEN



Gap in caulking coverage

(K-5) Cabinets

Condition *Satisfactory*

(K-6) Plumbing

SINK *Inspected*

Condition *Satisfactory*

FAUCETS / FIXTURES *Inspected*

Condition *Satisfactory*

Operable *Yes*

Functional flow *Satisfactory*

PIPES *Inspected (To the extent visible)*

Condition *Satisfactory*

Functional drainage *Satisfactory*

Proper P-traps *Yes*

Photos



KITCHEN

(K-7) Floor

Condition Satisfactory

(K-8) Appliances

DISHWASHER (D/W) Evaluated

Operable Yes

Air gap present No

D/W drain line high-looped No Cross connection possible SAFETY HAZARD

DISPOSAL Evaluated

Operable Yes

MICROWAVE Evaluated

Operable Yes

OVEN Evaluated

Operable Yes

RANGE Evaluated

Operable Yes

Anti-tip bracket present No SAFETY HAZARD

REFRIGERATOR / FREEZER Evaluated

Operable Yes

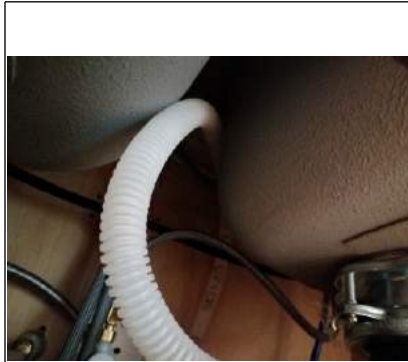
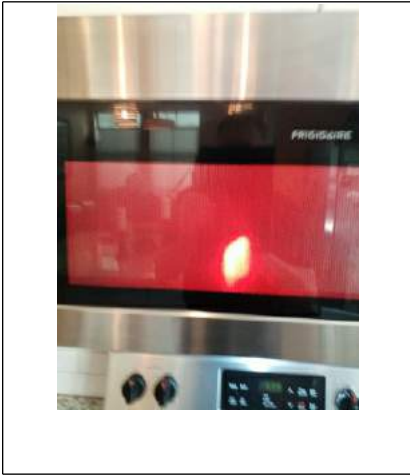
OTHER APPLIANCE(S) N/A

Comments - Dishwasher drain line not properly high-looped to underside of countertop. Cross connection is possible in this situation, which could result in dirty water from the dishwasher and/or garbage disposal being re-introduced and contaminating clean dishes. Recommend licensed plumber evaluate and repair as needed. **Safety Hazard**.

- During inspection, observed RANGE with no anti-tip bracket installed (or installed improperly allowing range to tip over). Anti-tip brackets have been required by all appliance manufacturers since 1991. More information can be found at the following website (U.S. Consumer Product Safety Commission): www.cpsc.gov/Regulations-Laws--Standards/Voluntary-Standards/Topics/Free-Standing-Kitchen-Ranges. Recommend installing anti-tip bracket or consult licensed and qualified contractor to install as required. **Safety Hazard**.

Photos

KITCHEN



Dishwasher drain line (Not properly high-looped)

LAUNDRY AREA

(LR-1) General Information

Heating / Cooling source present No (Not required)

Appliances Washer Dryer

DRYER VENT Wall

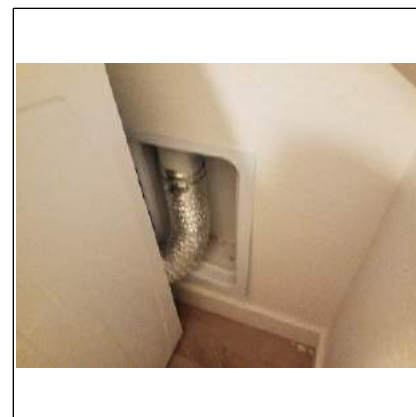
Condition Satisfactory

GAS SHUT-OFF VALVE N/A (Electric)

WASHER HOOK-UP LINES & VALVES Yes

Condition Satisfactory

Photos



(LR-2) Walls & Ceiling

Inspected (To the extent accessible / visible)

Condition Satisfactory

Evidence of leaking / Moisture stains No

(LR-3) Doors & Windows

DOORS Evaluated

Condition Satisfactory

Operable Yes

Locks operable None present

WINDOWS None present

(LR-4) Shelves

None present

LAUNDRY AREA

(LR-5) Countertops

None present

(LR-6) Cabinets

Condition *Satisfactory*

(LR-7) Plumbing

SINK *None present*

(LR-8) Floor

Condition *Satisfactory*

ELECTRICAL SYSTEM

(EL-1) General Information

SERVICE TYPE *Underground*

Condition *Satisfactory*

SERVICE GROUND *Not visible*

ELECTRIC METER *Inspected*

Condition *Satisfactory*

RECEPTACLES *Tested (To the extent accessible)*

Condition *Poor* *Reverse polarity* **SAFETY HAZARD**

Operable *Yes*

GFCI RECEPTACLES *Bathroom(s)* *Exterior* *Garage* *Kitchen*

Operable *Yes*

LIGHTS / SWITCHES *Tested*

Condition *Satisfactory*

Operable *Yes*

Comments -During inspection of receptacles, observed three-pronged electrical receptacles in a "Reverse Polarity" state (see photos below). This is an unsafe condition as the receptacle's neutral wire is connected to where the hot (live) wire is supposed to be, and vice versa. Potential exists for shock and/or damage to equipment. Recommend evaluation and repair of all receptacles by a licensed and qualified electrician. **Safety Hazard**.

Photos



KITCHEN (Open Ground)



LIVING ROOM (Open Ground)

(EL-2) Main Service Panel

Location - Main electrical panel is located along LEFT exterior wall of multi-unit building.

PANEL *Inspected*

ELECTRICAL SYSTEM

(EL-2) Main Service Panel cont.

Condition *Satisfactory*

Adequate clearance *Yes*

Proper labeling *Unknown (No access - Locked)*

Amperage capacity *Unknown (No access - Locked)*

Voltage *Unknown (No access - Locked)*

SERVICE CONDUCTOR / MAIN WIRING *Unknown (No access - Locked)*

OVERCURRENT PROTECTION DEVICES *Unknown (No access - Locked)*

AFCI BREAKER(S) *Unknown (No access - Locked)*

GFCI BREAKER(S) *Unknown (No access - Locked)*

BRANCH WIRING *Unknown (No access - Locked)*

Comments - Shared main electrical panel. Unable to access "dead front" cover of main panel during inspection due to locked panel door (see photos below). Recommend licensed electrician remove cover and evaluate breakers and wiring for condition and compatibility.

Photos



(EL-3) Distribution (Sub) Panel

Location - Distribution (Sub) electrical panel is located in GARAGE of residence.

SUB PANEL *Inspected*

Condition *Satisfactory*

Adequate clearance *No*

Proper labeling *Yes*

Amperage capacity *225 AMPS*

Voltage *120 & 240 VOLTS*

ELECTRICAL SYSTEM

(EL-3) Distribution (Sub) Panel cont.

Neutral / Ground wiring separated *Unknown (Not able to remove 'Dead Front' panel)*

AFCI BREAKER(S) *Inspected*

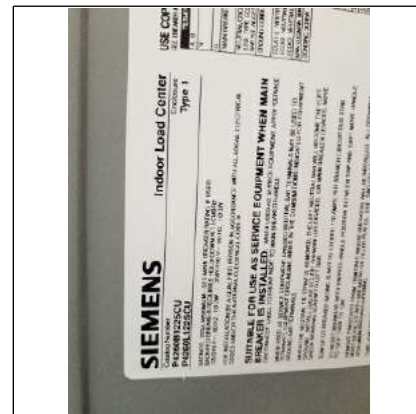
Operable *Not tested (OCCUPIED RESIDENCE)*

GFCI BREAKER(S) *None present*

BRANCH WIRING *Not evaluated (Not able to remove 'Dead Front' panel)*

Comments - Unable to remove dead front cover of distribution panel during inspection without causing damage to surrounding painted areas and cabinetry. Mandated working distances on all sides of panel have not been adhered to--recommend licensed electrician evaluate distribution panel, overcurrent devices and branch wiring compatibility as soon as practical.

Photos



COOLING SYSTEM

(CL-1) Condenser Coil Section

Type Heat pump

Condition Satisfactory

General Information -There are two heat pump units at residence. They are both located on the ROOF.

BRAND - Goodman

MODEL - [REDACTED]

SERIAL - [REDACTED]

AGE - Unit age is approximately 2 to 3 year(s), based on manufacturer's date derived from unit serial number. Unit was manufactured in July 2018.

BRAND - Goodman

MODEL - [REDACTED]

SERIAL - [REDACTED]

AGE - Unit age is approximately 1 to 3 year(s), based on manufacturer's date derived from unit serial number. Unit was manufactured in December 2018.

Condenser fins Satisfactory

Conduit Poor Separated SAFETY HAZARD

Electrical disconnect Yes

- Gap observed between electrical conduit and heat pump unit during inspection. Any openings or gaps in electrical conduits allow for potential shock hazard and/or water intrusion. Recommend licensed and qualified electrician evaluate and repair as required. **Safety Hazard**.

SAFETY HAZARD

Energy source Electric

Evidence of leaking / Moisture stains No

Insulation (Refrigeration line) Yes

Proper Clearance (Air flow) Yes

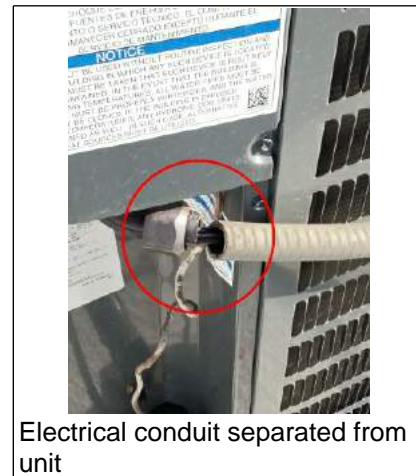
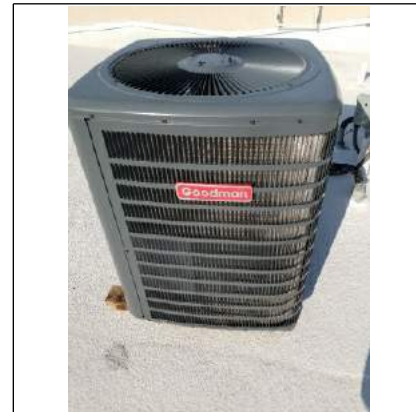
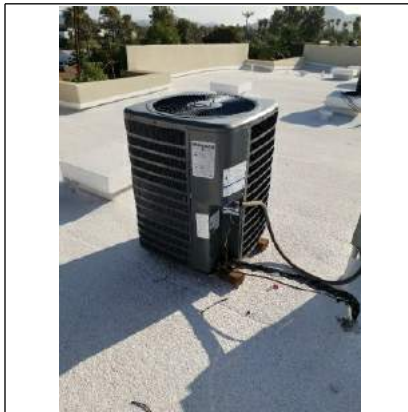
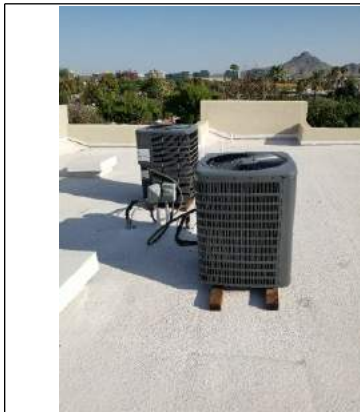
Refrigerant HFC-410A / R-410A

Restricted access to unit No

Unit level Yes

Photos

COOLING SYSTEM



Electrical conduit separated from unit

(CL-2) Evaporator Coil Section

Type *Central system*

Location - The evaporator coil section of the packaged heat pump unit is located on the ROOF of residence.

Condition *Satisfactory*

Operable *Yes*

AIR FILTER *Yes*

Type *Standard / Disposable*

Condition *Satisfactory*

Distribution *Cold air returns* *Insulated flex duct*

Refrigerant lines *Satisfactory*

PRIMARY CONDENSATE DRAIN LINE *No*

SECONDARY CONDENSATE DRAIN LINE *No (Not needed)*

THERMOSTAT *Present*

COOLING SYSTEM

(CL-2) Evaporator Coil Section cont.

Condition *Satisfactory*

Operable *Yes*

Photos



(CL-3) Evaporative (Swamp) Cooler

None present

HEATING SYSTEM

(H-1) Furnace / Heat Pump

Type Heat pump

Unit Information Heat pump (Information in COOLING SYSTEM section)

Operable Not operated due to exterior temperature

AIR FILTER Yes (Information in COOLING SYSTEM section)

Combustion air venting present N/A (Electric heating system)

ELECTRICAL DISCONNECT Yes

Condition Satisfactory

Distribution Cold air returns Insulated flex duct

Energy source Electric

Flue / Vent piping N/A (Electric heating system)

GAS SHUT-OFF VALVE N/A (Electric heating system)

LIMIT SWITCH Not visible

THERMOCOUPLE N/A (Electric heating system)

THERMOSTAT Present

Condition Satisfactory

Operable Not operated due to exterior temperature

(H-2) Boiler

None present

(H-3) Other Heating Systems

None present

PLUMBING

(PL-1) Water Service

Main shut-off valve (Location) - Water service main shut-off valve located along LEFT REAR exterior wall of multi-unit building.

SUPPORTS *None visible*

INSULATION *Not visible*

Cross connection(s) *Yes* *Dishwasher drain line - See KITCHEN section*
 SAFETY HAZARD

Photos



Water service main shut-off valve

(PL-2) Supply / Distribution Piping

Material (Visible portions) *Copper*

Condition (Visible portion) *Satisfactory*

Functional flow *Satisfactory*

(PL-3) Drain / Waste Piping

Material (Visible portions) *ABS (Acrylonitrile Butadiene Styrene)*

Condition (Visible portion) *Marginal* *Leaking (See BATHROOMS section of report)*

Functional drainage *Satisfactory*

(PL-4) Vent Pipes

Material (Visible portions) *ABS (Acrylonitrile Butadiene Styrene)*

Condition (Visible portion) *Satisfactory*

(PL-5) Fuel Service

N/A

FUEL STORAGE *None present*

PLUMBING

(PL-5) Fuel Service cont.

FUEL LINE(S) *None present*

(PL-6) Well Pump

None present

(PL-7) Sanitary / Grinder Pump

None present

(PL-8) Water Softener

Loop installed *Yes*

Plumbing hooked up *Yes*

Plumbing leaking *No*

Photos



(PL-9) Water Heater

General information

BRAND - Bradford White

MODEL - [REDACTED]

SERIAL - [REDACTED]

CAPACITY - Water heater capacity is 50 gallons.

AGE - Unit age is approximately 1 to 2 year(s), based on manufacturer's date derived from unit serial number. Unit was manufactured in January 2019.

Type *Electric*

Condition *Satisfactory*

Operable *Yes*

Combustion air venting present *N/A (Electric water heater)*

PLUMBING

(PL-9) Water Heater cont.

Flue / Vent piping N/A (Electric water heater)

Ignition source > 18" from floor Yes

Seismic restraints needed N/A

TEMPERATURE / PRESSURE RELIEF VALVE Yes

Extension proper Yes

THERMOCOUPLE N/A (Electric water heater)

Photos

