

House Inspection and Repairs

The property was inspected by King Home Inspections on February 15, 2019.

Per the home inspection, below is a list of items completed or ordered to be completed before the auction date:

1. Retaining wall were constructed and installed per building code at the time of contraction. All walls have iron fencing around them.
2. Settling crack in rear patio roof inspected and is normal wear and tear.
3. Stem wall cracks do not manifest themselves through to the walls of the house and are normal for age of house.
4. \$6,000 spent on roof repairs and sealing.
5. Skylights resealed with caulk
6. The "reverse direction drain" is not a drain but a passthrough for exterior water to get to a drain in the corner of the house.
7. Rust on the a/c unit pedestal was remedied 2 years ago when the drain pipes were cleaned and maintained.
8. Door knob in internal room in garage installed
9. Toilet secured in north east bathroom
10. Sink stopper connected in north east bathroom.
11. No evidence of new leakage in pool room....just received 2 inches of rain.
12. New sink fixture installed in outside kitchen
13. Bedroom fuse replaced.
14. Replaced bulbs in house and outdoor fixtures.
15. Blower and "lo" notice on spa to be addressed and fixed on Monday Feb. 25.
16. Jetted Tub is GFCI
17. Based reconnected in Guest bedroom
18. New filters for R/O installed and soft water system served Friday, Feb 22.

Following this cover-page is the Home Inspection Report completed by King Home Inspections.



[King Home Inspections](#)

[602-550-1913](tel:602-550-1913)

www.kinghomeinspectionsaz.com

Property Inspection Report



14016 S. Rockhill Rd., Phoenix, AZ 85048

Summary

Grounds

1. Driveway Concrete There are cracks with separation in the driveway.



2. Fence Metal The soil covers the bottom rail of the fence in multiple places.



3. Drainage Issue The soil is above the slab onto the framed wall in multiple locations around the perimeter of the house. The soil slopes toward the house and there is evidence of water ponding between the house and the front walk.



4. Retaining Wall Concrete There are walk offs greater than 30 inches with no guard rail in multiple places. There is evidence of moisture stains/damage/cracks to the face and top of the retaining walls in multiple places. There are no visible weep holes at the bottom of the retaining walls. The retaining wall surface is deteriorated in the pump area for the front waterfall.



Grounds (Continued)

Retaining Wall (continued)



Exterior of House

5. Wall Covering/Trim Material Stucco, Stone The stucco is damaged in multiple places. There are cracks at the top of the parapet wall in multiple places.



6. Eaves/Fascia/Soffits Material Wood There is evidence of moisture stains/damage to the eaves and fascia at multiple places.



7. Patio/Courtyard Material Concrete There is evidence of water ponding in the outdoor entertainment area, the pool equipment area, the north west patio.



Exterior of House (Continued)

Patio/Courtyard Material (continued)



8. Patio Cover Material **Drywall** There are cracks in the edge of the rear patio cover at the north end.



9. Exterior Stairs Material .. **Concrete** There are no vertical balusters for the guard rail on the exterior stairs at the east side of the house. The handrails are loose on the east side of the house.



Slab/Foundation

10. Stem Wall/Slab **concrete** There are cracks in the stem wall in multiple places.



Roof

11. Condition of Main Roof **Issue** There is evidence of water ponding in multiple locations on the roof. There are blisters/cracks/openings in the roof surface in multiple places. There is evidence of prior repairs in multiple places.

Roof (Continued)

Condition of Main Roof (continued)



12. Condition of Patio/Deck Covers **Issue** The copper shingles are displaced in a few places.



13. Skylights **Issue** The sealant is deteriorated at the edges of the skylights.

Roof (Continued)

Skylights (continued)



14. Rain Gutters Issue

The downspout drains in a negative direction on the back of the master bedroom.



Garage/Carport

15. Floor Issue There are cracks with separation in the storage room floor in the garage. There is evidence of prior repairs to cracks in the garage floor.

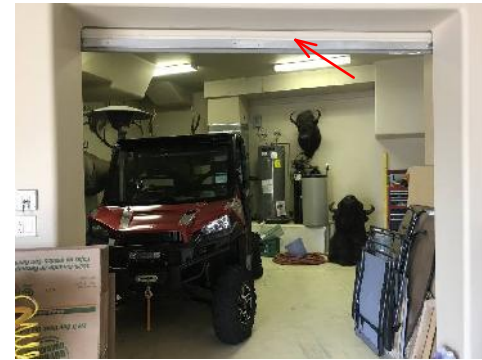


16. Walls Issue There is rust and evidence of moisture stains/damage to the air handler platform in the garage.



Summary (Continued)

17. Vehicle Door Opener Issue The overhead door to the storage/mechanical room does not function.



18. Pedestrian Door Issue There is no door knob on the door to the storage closet in the garage.



Bathrooms

19. Toilets Issue The toilet is loose from the floor in the north east secondary bedroom bathroom.



20. Sink Drains Issue The drain stopper is disconnected in the north east secondary bedroom bathroom.



Summary (Continued)

21. Tubs Issue It does not appear the jetted tub is GFCI protected in the master bathroom.



22. Tub Surrounds Issue The grout is missing between the tub surround and the cabinet in the master bathroom.



23. Tub Faucets Issue The shower diverter does not close all the way in the off position in the north east secondary bathroom.



Interior of the House

24. Exit Doors/Others Issue The screen door is damaged on the rear of the house. The screws are stripped at the top hinge, the header/threshold pins do not engage on the double door and the door knob does not function for the main electrical service panel closet. The exterior doors difficult to close at the eating nook.



Interior of the House (Continued)

Exit Doors/Others (continued)



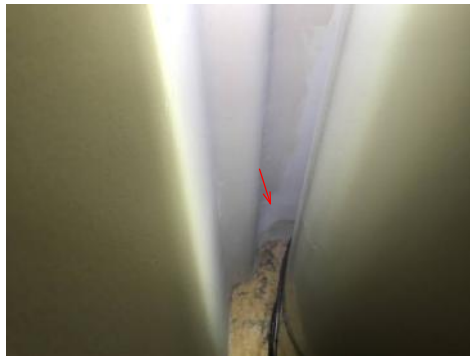
25. Interior Doors **Issue** The lock button has been removed in multiple places on the interior doors.



26. Ceilings **Issue** There is evidence of moisture stains/damage to the ceiling in the pool equipment room.



27. Walls **Issue** There is evidence of moisture stains/damage to the walls in the pool equipment room. There is evidence of moisture stains behind left water heater in the water heater closet. The base is pulled away from the wall in the guest bedroom. There are stains on the wall in the living room above the entry stairs. There is a small piece of tile missing at the entry door.



Interior of the House (Continued)

Walls (continued)



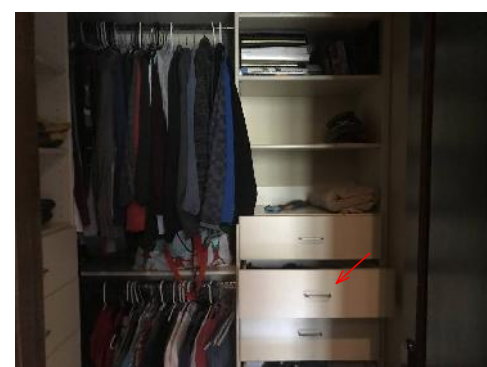
28. Floors Issue There is evidence of moisture stains/damage to the floor in the master bedroom. There is a crack in the tile between the entry and eating nook.



29. Windows Issue The caulking is deteriorated on the exterior windows in multiple places. The window lock does not function on the north east secondary bedroom and entry hallway.



30. Counter Tops/Cabinets Issue The drawer guide does not function in the secondary bedroom closet of the north east secondary bedroom.



Summary (Continued)

Kitchen

31. Sink Faucet Issue The sink at the outdoor kitchen cannot be tested because the plumbing is disconnected below the sink.



32. Dishwasher Issue The dishwasher is not attached to the cabinetry.



33. Range Exhaust Fan/Duct Operated When Tested The left on/off switch does not appear to function at the range exhaust hood in the kitchen.



Fireplaces

34. Glass Door/Screen Issue There is no screen/glass door on the fireplace in the kitchen dining room and living room.



35. Damper Issue The damper is missing the damper clamp in all of the interior fireplaces.

Fireplaces (Continued)

Damper (continued)



36. Gas Fireplace Function Issue I was on able to light the pilot lights and fireplaces on the interior of the house.



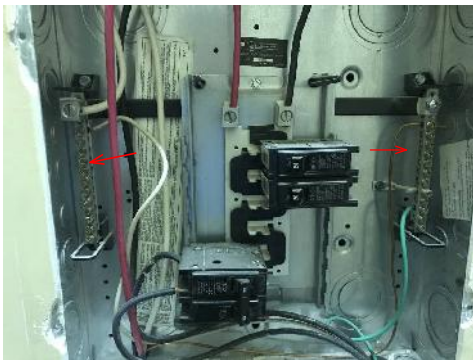
Summary (Continued)

Electrical Sub-Panel

- 37. Breakers/Fuses Issue** The arc fault breaker is in the tripped position and will not reset for the guest room in the upstairs sub-panel.

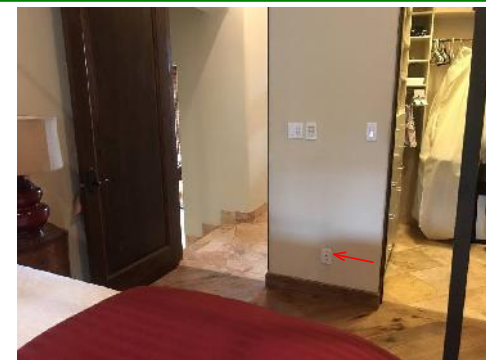


- 38. Buses Issue** The buses are tied together for the sub-panel at pool equipment sub panels one and two.



Electrical General

- 39. Outlets Issue** The outlet tested not grounded in the guest bedroom.



- 40. GFCI's Issue** The GFCI outlet tested no power and will not reset at the rear patio. The GFCI does not respond to the test button at the outdoor entertainment area. The GFCI outlet does not respond to the test button or inspectors test button at the front patio.



Summary (Continued)

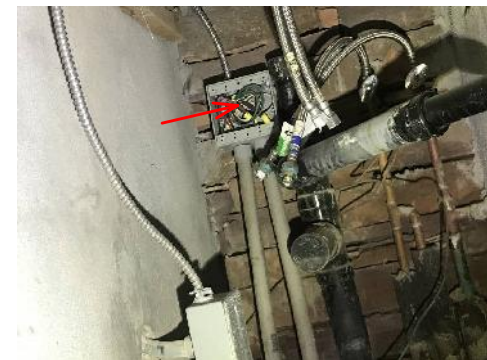
- 41. Lights Issue** The lights are missing/damaged in the exterior stairs in multiple places. Light/Lights did not respond to a switch in multiple places on the interior and exterior.



- 42. Conduit Issue** The conduit is not properly connected exposing the wiring at the electrical disconnect for the heat pump on the east and west side of the house.



- 43. Junction Boxes Issue** There is a junction box missing the cover exposing the wiring below the sink at the outdoor kitchen.



Plumbing Water

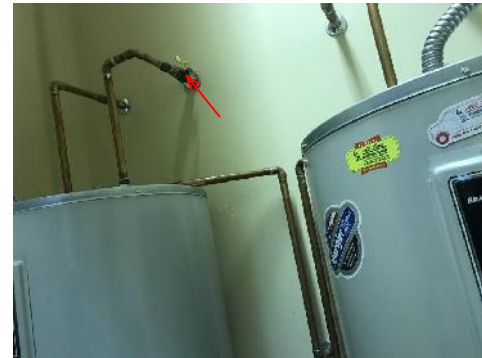
- 44. Supply Line Shut Off Valves .. Issue** There is corrosion on the shut off valves in multiple places throughout the house.



Summary (Continued)

Water Heater - ELECTRIC

45. Water shut-off valve **Issue** There is corrosion on the shut off valve of the left water heater.



Plumbing Gas

46. Gas Connectors **Issue** There is no pressure regulator installed in the gas supply between the shut off valve and grill at the outdoor kitchen.



Heating

47. Functioning/Splits **Issue** The temperature splits are insufficient:
Kitchen 14 degrees
Living room 11 degrees
Master bedroom 15 degrees
Hall 14 degrees

Pool/Spa

48. Pool/Spa Finish Materials **Pebble Surface** The pebble surface is stained.



49. Surrounding Deck/Coping **Issue** There are cracks with separation in the pool deck in multiple places. There is evidence of water ponding on the pool deck.

Pool/Spa (Continued)

Surrounding Deck/Coping (continued)



50. Bottom Drain Resistant Strainers Issue I am unable to determine if the main drain covers are child resistant.



51. Heater Condition Issue Heater functions but there is a service lamp illuminated and an error message L0.



52. Spa Blower Issue The spa blower does not function.



Summary (Continued)

53. Spa air switch .. **Issue** The air switch at the spa for the blower appears to be connected to the waterfall circulating pump.



54. Doors with Pool Access **Issue** The doors across the back of the house have pool access and are not self-closing/latching with a latch 54" above the floor..



55. Water Feature .. **Issue** The water feature pump plumbing leaks.



General Information

Notice: If property is occupied furnishings could prevent a full inspection. If property has been freshly painted this could restrict the inspectors ability to detect moisture stains/damage or previous repairs to exterior/interior. If H.O.A. covers roof, exterior of building, yard maintenance or common area maintenance those items will not be part of this inspection.

1. Inspection Date February 14, 2019 Inspection Start Time 7:30 AM Weather Condition Cloudy with rain
2. Property Street Address 14016 S. Rockhill Rd.
3. City Phoenix State AZ Zip Code 85048
4. Property Type Single Family
5. Property Built in YR 2004
6. Property Occupied/Vacant Occupied - Furnishings could restrict inspection.
7. Property Freshly Painted N/A
8. Electric On On Water On On Gas On On
9. H.O.A. N/A
10. Buyer's Name Greg Stainton
11. Buyer's Phone# 602-999-5855
12. Buyer's Email Gregory@azhomesales.com
13. Buyer's Agent N/A
14. Inspection Company Name King Home Inspections
15. Company Street Address 12110 S. Tomi Dr
16. City Phoenix State AZ Zip 85044
17. Company Phone # 602-550-1913
18. Company Fax # 480-706-8566
19. Company E-Mail mark@kinghomeinspectionsaz.com
20. Company Website www.kinghomeinspectionsaz.com
21. Inspector's Name Bob Cullen
22. Inspector's Certification # 55757

Company Information

1. Inspector Name Bob Cullen
2. Company Name King Home Inspections

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

<u>A</u>	<u>Acceptable</u>	<u>Functional with no obvious/visual signs of defect.</u>
<u>M</u>	<u>Monitor/Repair</u>	<u>This item warrants monitoring or repairs before the end of the inspection period.</u>
<u>L</u>	<u>Licensed Contractor</u>	<u>Recommend evaluation & repairs by a licensed contractor before the end of inspection period.</u>
<u>S</u>	<u>Safety Issue</u>	<u>This item is a safety issue - evaluation & repairs by a licensed contractor is needed before the end of the inspection period.</u>
<u>E</u>	<u>Structural Engineer</u>	<u>Recommend evaluation by a structural/geo-technical engineer before the end of the inspection period.</u>
<u>N</u>	<u>Not Applicable</u>	<u>Indicates item was not present, not inspected or not applicable</u>

Grounds

Notice: Underground pipes cannot be judged for breaks,leaks, deterioration or possible root intrusions. Association maintained irrigation systems are not test.

A M L S E N

Grounds (Continued)

- | | | | | | | | |
|-----|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--|
| 1. | ☐ | ☐ | ☒ | ☐ | ☐ | ☐ | <u>Driveway</u> Concrete There are cracks with separation in the driveway. |
| 2. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | <u>Sidewalk</u> Concrete |
| 3. | ☐ | ☒ | ☐ | ☐ | ☐ | ☐ | <u>Fence</u> Metal The soil covers the bottom rail of the fence in multiple places. |
| 4. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | <u>Gate</u> Wrought Iron |
| 5. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | <u>Lawn Sprinklers/Drip</u> Drip/Bubblers |
| 6. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | <u>Backwash Valve</u> Visually Acceptable |
| 7. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | <u>Grade of the Lot</u> Moderate Slope |
| 8. | ☐ | ☐ | ☒ | ☐ | ☐ | ☐ | <u>Drainage</u> Issue The soil is above the slab onto the framed wall in multiple locations around the perimeter of the house. The soil slopes toward the house and there is evidence of water ponding between the house and the front walk. |
| 9. | ☐ | ☐ | ☐ | ☐ | ☐ | ☒ | <u>Vegetation</u> |
| 10. | ☐ | ☐ | ☐ | ☒ | ☐ | ☐ | <u>Retaining Wall</u> Concrete There are walk offs greater than 30 inches with no guard rail in multiple places. There is evidence of moisture stains/damage/cracks to the face and top of the retaining walls in multiple places. There are no visible weep holes at the bottom of the retaining walls. The retaining wall surface is deteriorated in the pump area for the front waterfall. |
| 11. | ☐ | ☐ | ☐ | ☐ | ☐ | ☒ | <u>Deck/Steps</u> |
| 12. | ☐ | ☐ | ☐ | ☐ | ☐ | ☒ | <u>Window Wells</u> |

Exterior of House

Notice: Conditions inside the walls cannot be judged.

A M L S E N

- | | | | | | | | |
|-----|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--|
| 1. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | <u>Wall Structure Material</u> Wood Framed |
| 2. | ☐ | ☐ | ☒ | ☐ | ☐ | ☐ | <u>Wall Covering/Trim Material</u> Stucco, Stone The stucco is damaged in multiple places. There are cracks at the top of the parapet wall in multiple places. |
| 3. | ☐ | ☐ | ☒ | ☐ | ☐ | ☐ | <u>Eaves/Fascia/Soffits Material</u> Wood There is evidence of moisture stains/damage to the eaves and fascia at multiple places. |
| 4. | ☐ | ☒ | ☐ | ☐ | ☐ | ☐ | <u>Patio/Courtyard Material</u> Concrete There is evidence of water ponding in the outdoor entertainment area, the pool equipment area, the north west patio. |
| 5. | ☐ | ☒ | ☐ | ☐ | ☐ | ☐ | <u>Patio Cover Material</u> Drywall There are cracks in the edge of the rear patio cover at the north end. |
| 6. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | <u>Patio Columns Material</u> Wood framed with stucco/stone covering |
| 7. | ☐ | ☐ | ☐ | ☐ | ☐ | ☒ | <u>View Deck Material</u> |
| 8. | ☐ | ☐ | ☐ | ☐ | ☐ | ☒ | <u>Balcony Material</u> .. |
| 9. | ☐ | ☐ | ☐ | ☐ | ☐ | ☒ | <u>Porch Material</u> .. |
| 10. | ☐ | ☐ | ☐ | ☒ | ☐ | ☐ | <u>Exterior Stairs Material</u> .. Concrete There are no vertical balusters for the guard rail on the exterior stairs at the east side of the house. The handrails are loose on the east side of the house. |

Slab/Foundation

A M L S E N

- | | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| 1. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | <u>Foundation</u> concrete |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|

Slab/Foundation (Continued)

2. ☐ ☐ ☒ ☐ ☐ ☐ Stem Wall/Slab concrete There are cracks in the stem wall in multiple places.
3. ☐ ☐ ☐ ☐ ☐ ☒ Post Tension Slab
4. ☒ ☐ ☐ ☐ ☐ ☐ Floor Construction concrete

Roof

Notice: This is a limited visual inspection. The report is an opinion of the general quality and condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. Height, weather, type & debris may restrict inspection. Not all tiles/slates/panels/shingles are checked for attachment.

A M L S E N

1. Roof Styles at Property Flat/Low Slope
2. How Roofs were Inspected Walked
3. Main House Material Foam
4. ☐ ☐ ☒ ☐ ☐ ☐ Condition of Main Roof Issue There is evidence of water ponding in multiple locations on the roof. There are blisters/cracks/openings in the roof surface in multiple places. There is evidence of prior repairs in multiple places.
5. Patio Cover Material Copper shingles
6. ☐ ☐ ☒ ☐ ☐ ☐ Condition of Patio/Deck Covers Issue The copper shingles are displaced in a few places.
7. ☒ ☐ ☐ ☐ ☐ ☐ Flashings Visibly Acceptable
8. ☒ ☐ ☐ ☐ ☐ ☐ Roof Penetrations Visibly Acceptable
9. ☐ ☒ ☐ ☐ ☐ ☐ Skylights Issue The sealant is deteriorated at the edges of the skylights.
10. ☐ ☐ ☒ ☐ ☐ ☐ Rain Gutters Issue
The downspout drains in a negative direction on the back of the master bedroom.
11. Guest House Material N/A
12. ☐ ☐ ☐ ☐ ☐ ☒ Condition of Guest House Roof

Chimney

Notice: The interior of chimney flues are outside the scope of this inspection.

A M L S E N

1. Chimney Construction Wood Framed/Stucco/Metal flue
2. ☒ ☐ ☐ ☐ ☐ ☐ Rain Cap/Spark Arrestor Visibly Acceptable
3. ☐ ☐ ☐ ☐ ☐ ☒ Cap - Mortar/Chase
4. ☒ ☐ ☐ ☐ ☐ ☐ Flue Visibly Acceptable
5. ☒ ☐ ☐ ☐ ☐ ☐ Chimney Walls/Chase Visibly Acceptable

Attic

Notice: In most instances insulation covers drywall and/or roof sheathing. Insulation is not removed or disturbed during this inspection. In some instances not all areas of attic are visible or accessible for inspection.

A M L S E N

1. ☐ ☐ ☐ ☐ ☐ ☒ How Inspected The attic entrance was not accessible
2. Entrance Location Secondary Bedroom Closet
3. % Inspected N/A
4. Insulation Type Unable to determine
5. ☐ ☐ ☐ ☐ ☐ ☒ Insulation Depth/Condition
6. ☐ ☐ ☐ ☐ ☐ ☒ Trussess

Attic (Continued)

7. ☐ ☐ ☐ ☐ ☐ ☒ Rafter Framing
 8. ☐ ☐ ☐ ☐ ☐ ☒ Joist Framing
 9. ☐ ☐ ☐ ☐ ☐ ☒ Sheathing
 10. ☐ ☐ ☐ ☐ ☐ ☒ Ventilation

Garage/Carport

Notice: Determining the rating of firewalls is beyond the scope of this inspection. Conditions inside the walls cannot be judged. Occupants personal items are not disturbed during this inspection, this could restrict inspection.

A M L S E N

1. Type of Garage Attached
 2. ☐ ☐ ☒ ☐ ☐ ☐ Floor Issue There are cracks with separation in the storage room floor in the garage. There is evidence of prior repairs to cracks in the garage floor.
 3. ☐ ☐ ☒ ☐ ☐ ☐ Walls Issue There is rust and evidence of moisture stains/damage to the air handler platform in the garage.
 4. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling Visibly Acceptable
 5. ☒ ☐ ☐ ☐ ☐ ☐ Door to Living Space Solid
 6. ☒ ☐ ☐ ☐ ☐ ☐ Vehicle Door/Tracks Visibly Acceptable
 7. ☐ ☐ ☐ ☒ ☐ ☐ Vehicle Door Opener Issue The overhead door to the storage/mechanical room does not function.
 8. ☐ ☒ ☐ ☐ ☐ ☐ Pedestrian Door Issue There is no door knob on the door to the storage closet in the garage.
 9. ☐ ☐ ☐ ☐ ☐ ☒ Ventilation
 10. ☐ ☐ ☐ ☐ ☐ ☒ Sink

Laundry Room/Area

Notice: Washing machines and dryers are not tested or moved during this inspection. Water supply valves are not tested, if turned valves may be subject to leaking.

A M L S E N

1. Laundry Room/Area Location Inside Living Space
 2. ☒ ☐ ☐ ☐ ☐ ☐ Washer Hookup Faucets Visibly Acceptable
 3. ☒ ☐ ☐ ☐ ☐ ☐ Washer Drain/Waste Line Visibly Acceptable
 4. ☒ ☐ ☐ ☐ ☐ ☐ Dryer Vent Visibly Acceptable
 5. ☒ ☐ ☐ ☐ ☐ ☐ Laundry Sink Visibly Acceptable
 6. ☐ ☐ ☐ ☐ ☐ ☒ Floor Drain

Bathrooms

Notice: Saunas, steam baths and instant water heating devices are not inspected. Determining whether shower pans are watertight is beyond the scope of this inspection. Water supply valves are not tested, if turned valves may be subject to leaking.

A M L S E N

Bathrooms (Continued)

- | | | |
|-----|--|--|
| 1. | ☐ ☒ ☐ ☐ ☐ ☐ | <u>Toilets</u> Issue The toilet is loose from the floor in the north east secondary bedroom bathroom. |
| 2. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Sinks</u> Visibly Acceptable |
| 3. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Sink Faucets</u> Visibly Acceptable |
| 4. | ☐ ☒ ☐ ☐ ☐ ☐ | <u>Sink Drains</u> Issue The drain stopper is disconnected in the north east secondary bedroom bathroom. |
| 5. | ☐ ☐ ☐ ☒ ☐ ☐ | <u>Tubs</u> Issue It does not appear the jetted tub is GFCI protected in the master bathroom. |
| 6. | ☐ ☒ ☐ ☐ ☐ ☐ | <u>Tub Surrounds</u> Issue The grout is missing between the tub surround and the cabinet in the master bathroom. |
| 7. | ☐ ☒ ☐ ☐ ☐ ☐ | <u>Tub Faucets</u> Issue The shower diverter does not close all the way in the off position in the north east secondary bathroom. |
| 8. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Tub Drains</u> Visibly Acceptable |
| 9. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Shower Walls</u> Visibly Acceptable |
| 10. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Shower Heads</u> Visibly Acceptable |
| 11. | ☐ ☐ ☐ ☐ ☐ ☒ | <u>Shower Faucets/Fixtures</u> There is no test of the master shower. |
| 12. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Shower Drains</u> Visibly Acceptable |
| 13. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Shower Floors</u> Visibly Acceptable |
| 14. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Shower Enclosure</u> Visibly Acceptable |
| 15. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Counter Top/Cabinets</u> Visibly Acceptable |

Interior of the House

Notice: Conditions inside the walls & behind wall paper, paneling & furnishings cannot be judged. Occupants personal items are not moved during this inspection. Determining the condition of all thermo pane windows is not possible due to temperature, weather and lighting variations. Floor coverings are not removed during this inspection.

A M L S E N

- | | | |
|----|--|--|
| 1. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Front Entry Door</u> Visibly Acceptable |
| 2. | ☐ ☐ ☐ ☐ ☐ ☒ | <u>Exit Doors/Sliding Glass</u> |
| 3. | ☐ ☒ ☐ ☐ ☐ ☐ | <u>Exit Doors/Others</u> Issue The screen door is damaged on the rear of the house. The screws are stripped at the top hinge, the header/threshold pins do not engage on the double door and the door knob does not function for the main electrical service panel closet. The exterior doors difficult to close at the eating nook. |
| 4. | ☐ ☒ ☐ ☐ ☐ ☐ | <u>Interior Doors</u> Issue The lock button has been removed in multiple places on the interior doors. |
| 5. | ☐ ☐ ☒ ☐ ☐ ☐ | <u>Ceilings</u> Issue There is evidence of moisture stains/damage to the ceiling in the pool equipment room. |
| 6. | ☐ ☐ ☒ ☐ ☐ ☐ | <u>Walls</u> Issue There is evidence of moisture stains/damage to the walls in the pool equipment room. There is evidence of moisture stains behind left water heater in the water heater closet. The base is pulled away from the wall in the guest bedroom. There are stains on the wall in the living room above the entry stairs. There is a small piece of tile missing at the entry door. |
| 7. | ☐ ☐ ☒ ☐ ☐ ☐ | <u>Floors</u> Issue There is evidence of moisture stains/damage to the floor in the master bedroom. There is a crack in the tile between the entry and eating nook. |

Interior of the House (Continued)

- | | | |
|-----|--|---|
| 8. | ☐ ☐ ☒ ☐ ☐ ☐ | <u>Windows</u> Issue The caulking is deteriorated on the exterior windows in multiple places. The window lock does not function on the north east secondary bedroom and entry hallway. |
| 9. | ☐ ☒ ☐ ☐ ☐ ☐ | <u>Counter Tops/Cabinets</u> Issue The drawer guide does not function in the secondary bedroom closet of the north east secondary bedroom. |
| 10. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Smoke/CO2 Detectors</u> Responded to Test Buttons |
| 11. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Stairs</u> Visibly Acceptable |
| 12. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Hand Rails</u> Visibly Acceptable |
| 13. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Guard Rails</u> Visibly Acceptable |
| 14. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Wet Bar Sink/Faucet/Plumbing</u> Visibly Acceptable |

Kitchen

Notice: Appliances are not removed during this inspection. Gas valves in off position are not turned on. Refrigerators are not part of this inspection. Water supply valves are not tested, if turned valves may be subject to leaking.

A M L S E N

- | | | |
|-----|--|---|
| 1. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Sink</u> Visibly Acceptable |
| 2. | ☐ ☒ ☐ ☐ ☐ ☐ | <u>Sink Faucet</u> Issue The sink at the outdoor kitchen cannot be tested because the plumbing is disconnected below the sink. |
| 3. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Sink Drain</u> Visibly Acceptable |
| 4. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Disposal</u> Operated When Tested |
| 5. | ☐ ☒ ☐ ☐ ☐ ☐ | <u>Dishwasher</u> Issue The dishwasher is not attached to the cabinetry. |
| 6. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Range/Cooktop</u> Operated When Tested |
| 7. | ☐ ☐ ☐ ☒ ☐ ☐ | <u>Range Exhaust Fan/Duct</u> Operated When Tested The left on/off switch does not appear to function at the range exhaust hood in the kitchen. |
| 8. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Oven</u> Visibly Acceptable |
| 9. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Microwave Oven</u> Operated When Tested |
| 10. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Counter Tops/Counters</u> Visibly Acceptable |
| 11. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Trash Compactor</u> Operated When Tested |

Fireplaces

Notice: Wood and ashes are not moved for inspection. Gas valves in the off position are not turned on. Pilot lights are not lit.

A M L S E N

- | | | |
|-----|--|--|
| 1. | | <u>Fireplace Construction</u> Prefabricated |
| 2. | | <u>Fuel Source</u> Natural Gas |
| 3. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Firebox Walls/Hearth</u> Visibly Acceptable |
| 4. | ☐ ☐ ☐ ☒ ☐ ☐ | <u>Glass Door/Screen</u> Issue There is no screen/glass door on the fireplace in the kitchen dining room and living room. |
| 5. | ☐ ☐ ☐ ☒ ☐ ☐ | <u>Damper</u> Issue The damper is missing the damper clamp in all of the interior fireplaces. |
| 6. | ☐ ☐ ☐ ☐ ☐ ☒ | <u>Ash Dump/Door</u> |
| 7. | ☐ ☐ ☐ ☒ ☐ ☐ | <u>Gas Fireplace Function</u> Issue I was on able to light the pilot lights and fireplaces on the interior of the house. |
| 8. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Gas Shut-off Valve/Plumbing</u> Visibly Acceptable |
| 9. | ☒ ☐ ☐ ☐ ☐ ☐ | <u>Gas Log Set</u> Visibly Acceptable |
| 10. | ☐ ☐ ☐ ☐ ☐ ☒ | <u>Gas Direct Vent Flue</u> |

Electrical Main Panel

A M L S E N

1. MAIN PANEL LOCATION East Exterior
2. Underground/Overhead Service Underground Service
3. Panel Amps Rating Cannot Determine
4. Service Amps 400amps
5. Service Volts 120v/240v
6. Service Wire Material Cannot Determine
7. Branch Wire Material N/A
8. Branch Wiring Type N/A
9. ☐☐☐☐☐☒ Main Panel Condition
10. ☐☐☐☐☐☒ Breakers/Fuses
11. ☐☐☐☐☐☒ Buses
12. ☐☐☐☐☐☒ Wiring
13. ☐☐☐☐☐☒ Ground

Electrical Sub-Panel

A M L S E N

1. Sub-Panel Locations Storage closet
2. Service Amps 60 amps, 60amps
3. Panel Amps Rating 125amps, 125amps
4. Service Volts 120v/240v
5. Service Wire Material Copper
6. Branch Wire Material Copper
7. Branch Wiring Type Non-Metallic
8. ☒☐☐☐☐☐ Sub-Panel Condition Visibly Acceptable
9. ☐☐☐☒☐☐ Breakers/Fuses Issue The arc fault breaker is in the tripped position and will not reset for the guest room in the upstairs sub-panel.
10. ☐☐☐☒☐☐ Buses Issue The buses are tied together for the sub-panel at pool equipment sub panels one and two.
11. ☒☐☐☐☐☐ Wiring Visibly Acceptable
12. ☒☐☐☐☐☐ Ground Present

Electrical General

A M L S E N

1. ☐☐☐☒☐☐ Outlets Issue The outlet tested not grounded in the guest bedroom.
2. ☐☐☐☒☐☐ GFCI's Issue The GFCI outlet tested no power and will not reset at the rear patio. The GFCI does not respond to the test button at the outdoor entertainment area. The GFCI outlet does not respond to the test button or inspectors test button at the front patio.
3. ☐☐☐☒☐☐ Lights Issue The lights are missing/damaged in the exterior stairs in multiple places. Light/Lights did not respond to a switch in multiple places on the interior and exterior.
4. ☒☐☐☐☐☐ Ceiling Fans Operated When Tested
5. ☒☐☐☐☐☐ Ceiling Fan Lights Operated When Tested
6. ☒☐☐☐☐☐ Door Bell Operational
7. ☒☐☐☐☐☐ Ventilation Fans Operated When Tested
8. ☒☐☐☐☐☐ Switches Operated When Tested
9. ☒☐☐☐☐☐ Wiring Visibly Acceptable

Electrical General (Continued)

10. ☐ ☐ ☐ ☒ ☐ ☐ Conduit Issue The conduit is not properly connected exposing the wiring at the electrical disconnect for the heat pump on the east and west side of the house.
11. ☐ ☐ ☐ ☒ ☐ ☐ Junction Boxes Issue There is a junction box missing the cover exposing the wiring below the sink at the outdoor kitchen.

Plumbing Water

Notice: Underground pipes or pipes inside walls cannot be evaluated for sizing, leaks or corrosion. Ejector/sump pumps are beyond the scope of this inspection. After market products such as solar systems, water conditioners, R/O systems, water circulating pumps/systems etc.... are not part of this inspection. Underground pipes cannot be judged for breaks, leaks, deterioration or possible root intrusions.

A M L S E N

1. Water Main Shut-Off Location East Exterior
2. Water Main Line Material Copper
3. Water Main Line Size 2 1/4"
4. ☒ ☐ ☐ ☐ ☐ ☐ Water Main Shut-off Valve Visibly Acceptable
5. ☒ ☐ ☐ ☐ ☐ ☐ Water Main Line Pressure Visibly Acceptable 78 psi
6. ☒ ☐ ☐ ☐ ☐ ☐ Hose Faucet .. Visually Acceptable
7. ☒ ☐ ☐ ☐ ☐ ☐ Supply Line Material Copper Only copper stubs are visible under the sinks, toilets and hook ups for the water heater and laundry.
8. ☒ ☐ ☐ ☐ ☐ ☐ Functional Flow Visibly Acceptable
9. ☒ ☐ ☐ ☐ ☐ ☐ Functional Drainage .. Visually Acceptable
10. ☒ ☐ ☐ ☐ ☐ ☐ Waste/Vent lines .. ABS Plastic
11. ☐ ☒ ☐ ☐ ☐ ☐ Supply Line Shut Off Valves .. Issue There is corrosion on the shut off valves in multiple places throughout the house.

Water Heater - ELECTRIC

A M L S E N

1. Water heater location .. Garage Type .. Electric Gallons .. 50, unable to determine, unable to determine
2. ☐ ☒ ☐ ☐ ☐ ☐ Water shut-off valve Issue There is corrosion on the shut off valve of the left water heater.
3. ☒ ☐ ☐ ☐ ☐ ☐ TPR Valve/Plumbing Visibly Acceptable
4. ☒ ☐ ☐ ☐ ☐ ☐ Tank Visibly Acceptable
5. ☐ ☐ ☐ ☐ ☐ ☒ Catch Pan/Plumbing
6. ☒ ☐ ☐ ☐ ☐ ☐ Produced Hot Water Yes

Plumbing Gas

Underground pipes or pipes inside the walls cannot be evaluated for sizing, leaks or corrosion. Gas valves in the off position are not turned on. Pilot lights are not lit. After market products such as solar systems, water conditioners, R/O systems, water circulation pumps/systems etc... are not part of this inspection. Underground pipes cannot be judged for breaks, leaks, deterioration or possible root intrusions.

A M L S E N

1. Gas Main Shut-Off Location North exterior tank
2. ☒ ☐ ☐ ☐ ☐ ☐ Gas Main Shut-off Valve Visibly Acceptable
3. ☒ ☐ ☐ ☐ ☐ ☐ Gas Plumbing Visibly Acceptable
4. ☒ ☐ ☐ ☐ ☐ ☐ Gas Shut-Off Valves Visibly Acceptable

Plumbing Gas (Continued)

5. ☐ ☐ ☐ ☒ ☐ ☐ Gas Connectors Issue There is no pressure regulator installed in the gas supply between the shut off valve and grill at the outdoor kitchen.
6. ☒ ☐ ☐ ☐ ☐ ☐ Propane Tanks.. Visually Acceptable

Air Conditioning

Notice: Window and portable air conditioners, electronic air cleaners, humidifiers and de-humidifiers are not inspected during this inspection. Thermostats are not checked for calibrations or timed functions. Adequacy, efficiency or even cooling distribution of the system through the house are not part of this inspection. The air conditioners are not operated/tested if the ambient temperature is below 65 degrees, operation could cause damage.

A M L S E N

1. AC Unit Location East
2. AC Unit Type Heat Pump/Split System
3. AC Unit BTUs 48,000, 48,000
4. ☒ ☐ ☐ ☐ ☐ ☐ Condition of AC Unit Visibly Acceptable
5. ☒ ☐ ☐ ☐ ☐ ☐ Electrical Disconnect Present
6. ☒ ☐ ☐ ☐ ☐ ☐ Refrigerant Lines Visibly Acceptable
7. ☒ ☐ ☐ ☐ ☐ ☐ Air Handler Operated When Tested
8. ☒ ☐ ☐ ☐ ☐ ☐ Condensate Lines Visibly Acceptable
9. ☒ ☐ ☐ ☐ ☐ ☐ Condensate Pan Visibly Acceptable
10. ☒ ☐ ☐ ☐ ☐ ☐ Supply Registers Present in Each Room
11. ☒ ☐ ☐ ☐ ☐ ☐ Ducts Flex Duct
12. ☒ ☐ ☐ ☐ ☐ ☐ Air Filter Visibly Acceptable
13. ☒ ☐ ☐ ☐ ☐ ☐ Thermostat Visibly Acceptable
14. ☐ ☐ ☐ ☐ ☐ ☒ Functioning/Splits Issue the ambient temperature is below 65 degrees, therefore I am unable to test the air-conditioning. The temperature is 56 at the time of inspection.

Heating

Notice: Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. Inspector does not light pilot lights. The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. The heaters are not operated/tested if the ambient temperature is above 90 degrees - operation could cause damage.

A M L S E N

1. Heater Locations Attic
2. Heating System Type/Fuel Heat Pump
3. BTUs Unable to determine
4. ☒ ☐ ☐ ☐ ☐ ☐ Condition of Heating Unit Visibly Acceptable
5. ☒ ☐ ☐ ☐ ☐ ☐ Vent/Flue Visibly Acceptable
6. ☒ ☐ ☐ ☐ ☐ ☐ Burner Chamber Visibly Acceptable
7. ☒ ☐ ☐ ☐ ☐ ☐ Gas Connector Visibly Acceptable
8. ☒ ☐ ☐ ☐ ☐ ☐ Plenum Visibly Acceptable
9. ☒ ☐ ☐ ☐ ☐ ☐ Combustion Air Visibly Acceptable
10. ☐ ☐ ☒ ☐ ☐ ☐ Functioning/Splits Issue The temperature splits are insufficient:
 Kitchen 14 degrees
 Living room 11 degrees
 Master bedroom 15 degrees
 Hall 14 degrees

Pool/Spa

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Diving boards & slides are not part of this inspection. Gas valves in the off position are not turned on. Pilot lights are not lit.

A M L S E N

1. Type of Pool/Spa Below Ground Pool/Spa Combo
2. ☐ ☒ ☐ ☐ ☐ ☐ Pool/Spa Finish Materials Pebble Surface The pebble surface is stained.
3. ☐ ☐ ☒ ☐ ☐ ☐ Surrounding Deck/Coping Issue There are cracks with separation in the pool deck in multiple places. There is evidence of water ponding on the pool deck.
4. ☐ ☐ ☐ ☐ ☐ ☒ Handrails/Ladders
5. ☐ ☐ ☐ ☒ ☐ ☐ Bottom Drain Resistant Strainers Issue I am unable to determine if the main drain covers are child resistant.
6. ☒ ☐ ☐ ☐ ☐ ☐ Water Leveler Operated When Tested
7. ☒ ☐ ☐ ☐ ☐ ☐ Pool Light Operated When Tested
8. ☒ ☐ ☐ ☐ ☐ ☐ Pool Light GFCI Operated When Tested
9. ☒ ☐ ☐ ☐ ☐ ☐ Spa Light Operated When Tested
10. ☒ ☐ ☐ ☐ ☐ ☐ Spa Light GFCI Operated When Tested
11. ☒ ☐ ☐ ☐ ☐ ☐ Pump Timers Operated When Tested
12. ☒ ☐ ☐ ☐ ☐ ☐ Filter Type Sand, Cartridge
13. ☒ ☐ ☐ ☐ ☐ ☐ Pressure Gauge Operated When Tested
14. ☒ ☐ ☐ ☐ ☐ ☐ Bleeder Valve Operated When Tested
15. ☐ ☐ ☐ ☐ ☐ ☒ Aerator Nozzle
16. ☒ ☐ ☐ ☐ ☐ ☐ Equipment Plumbing Visibly Acceptable
17. ☒ ☐ ☐ ☐ ☐ ☐ Equipment Valves Operated When Tested
18. ☒ ☐ ☐ ☐ ☐ ☐ Pump/Pumps Operated When Tested
19. ☒ ☐ ☐ ☐ ☐ ☐ Body Bond Visually Acceptable
20. ☒ ☐ ☐ ☐ ☐ ☐ Cleaning System Suction Head
21. ☐ ☐ ☒ ☐ ☐ ☐ Heater Condition Issue Heater functions but there is a service lamp illuminated and an error message L0.
22. ☒ ☐ ☐ ☐ ☐ ☐ Heater Function Visibly Acceptable - Operated When Tested
23. ☒ ☐ ☐ ☐ ☐ ☐ Automatic Safety Controls Visually Acceptable
24. ☐ ☐ ☐ ☒ ☐ ☐ Spa Blower Issue The spa blower does not function.
25. ☐ ☒ ☐ ☐ ☐ ☐ Spa air switch.. Issue The air switch at the spa for the blower appears to be connected to the waterfall circulating pump.
26. ☐ ☐ ☐ ☐ ☐ ☒ Pool Fence/Gate
27. ☒ ☐ ☐ ☐ ☐ ☐ Windows with Pool Access Visibly Acceptable
28. ☐ ☐ ☐ ☒ ☐ ☐ Doors with Pool Access Issue The doors across the back of the house have pool access and are not self-closing/latching with a latch 54" above the floor..
29. ☐ ☒ ☐ ☐ ☐ ☐ Water Feature .. Issue The water feature pump plumbing leaks.