



Inspection Report

Sample Report - Older Home

Property Address



Phoenix AZ 85027



AmeriSpec Inspection Services

A handwritten signature in black ink, appearing to read "Richard Exley".

**Richard Exley 68757
4605 E Chandler Blvd #110-132
Phoenix, AZ 85048
(480) 518-3589**

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Date: 5/4/2019	Start Time: 01:00:00 PM Stop Time: 04:00 PM	Report ID: Sample
Property: [REDACTED] Phoenix AZ 85027	Customer: [REDACTED]	Real Estate Professional: [REDACTED]

GENERAL INFORMATION

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE (S) = The items inspected appeared to function normally at time of inspection.

CONSIDERATION ITEM (CI) = The item(s) should be monitored and repair/replacement be considered. This also includes home information, helpful hints, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended. (Written in BLUE font).

NOT PRESENT (NP) = The item was not present at the time of inspection.

NOT INSPECTED (NI) = The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

NOT OPERATED (NO) = The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

REPAIR / REPLACE (RR) = The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Repair / Replace' will appear in the 'Summary Report'. (Written in RED font)

Building Status::

Vacant - little to no furnishings

Type of building:

Single Family (1 story)

In Attendance:

Client and their agent

Approximate age of building:

30 to 35 Years

Temperature:

80 degrees (F)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Home Faces:

North

Standards of Practice::

State of Arizona Standards of Practice

1. Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.



North Elevation



West Elevation



East Elevation



South Elevation

Styles & Materials

Driveway:

Concrete

Walkways:

Concrete

Exterior Wall Cladding:

Wood Siding

Masonry Block

Exterior Entry Doors:

Wood

Windows and Frames:

Single-hung

Single Pane

Double Glazed/Insulated

Trim:

Wood

Items

1.0 Driveways

Comments: Serviceable

1.1 Walkways

Comments: Serviceable

1.2 Exterior Wall Cladding

Comments: Serviceable

1.3 Trim, Eaves, Soffits and Fascias

Comments: Repair or Replace

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»»» Damaged/deteriorated trim observed at front of home. Recommend repairs to prevent further damage.



1.4 Windows & Frames

Comments: Serviceable

Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.

1.5 Doors (Exterior)

Comments: Repair or Replace

»»» Damage door observed at the main entry door. Large crack at bottom of door that runs all the way through wood. Recommend review for repair or replacement as necessary.



1.6 Fences and Gates

Comments: Not Inspected

Gate locked with padlock. Unable to inspect for proper operation.



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1.7 Electrical (exterior)**Comments:** Repair or Replace

- » (1) A Ground Fault Circuit Interrupter (GFCI) is not present in the front of home at flower bed. Suggest installing GFCI for safety by a qualified electrician as needed.



Not GFCI protected

- » (2) Open wiring observed through soffit at upper-left side of house. This could be a safety issue. Recommend review and repair by qualified electrician.

**1.8 Exterior Water Faucets****Comments:** Repair or Replace

- » Stem packing leak observed at front of home exterior faucet, recommend review for repairs as needed.

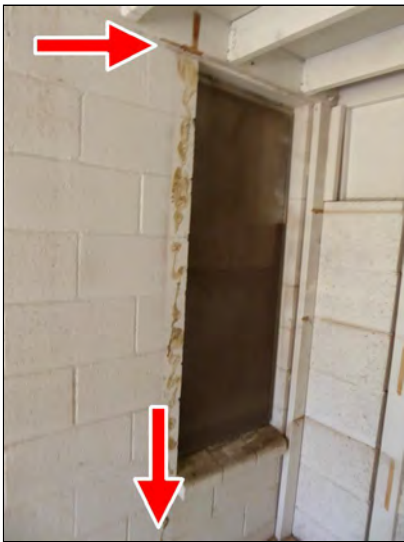
**1.9 Door Bell(s)****Comments:** Serviceable**1.10 Lot Grade and Drainage****Comments:** Serviceable**1.11 Patio****Comments:** Serviceable**1.12 Exterior Comments****Comments:** Repair or Replace

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»» (1) Inspected two built on shed areas on each side of home. These units are built on or next to the property's block fencing. Observed several cracked roofing rafters in both units. Roof sheathing is warped, broken or missing in several areas on both units. Recommend review and repair by professional, as needed.



»» (2) Observed signs of pest trail and tubing on east side of house. Recommend review and treat by a qualified pest control person.



East Side of home - under shed area

1.13 Porch

Comments: Repair or Replace

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- »» (1) Brick work is separating from decorative bases that support front porch columns. Recommend re-cementing loose bricks to avoid further damage.



- »» (2) Observed small flying pest nest under front porch. Recommend contacting a pest control company to remove and treat area.



Outside front door



1.14 Excess Vegetation

Comments: Serviceable

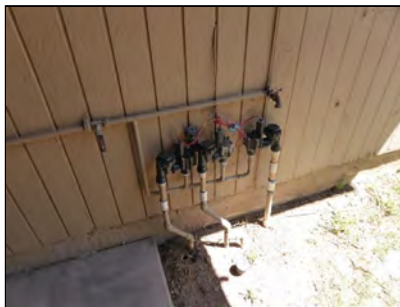
1.15 Irrigation System

Comments: Consideration Item

- » There are signs of an irrigation system present. Operation of the related equipment are not within the scope of this inspection. Recommend consulting sellers or landscape professional as to operation and condition of the irrigation system.



Front of house



Rear of house

2. Structural Components

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Styles & Materials

Foundation Type:

Slab on Grade

Floor Structure:

Slab

Wall Structure:

Traditional Wood Frame Construction

Concrete Block Walls

Ceiling Structure:

Not Visible

Items

2.0 Slab

Comments: Serviceable

Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.

2.1 Foundation (Slab)

Comments: Serviceable

3. Roof System

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and damage and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.



South West Elevation



West Shed Roofing



North West Elevation

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North East Elevation

Styles & Materials

Method Used to Inspect Roof:

Walked roof

Roof Material Type:
Asphalt Composition Shingle
Roll Roofing
Roof Structure:

Engineered Wood Trusses

Roof-Type:

Gable

Items

3.0 Roof Conditions

Comments: Serviceable

3.1 Roof Penetrations and Exposed Flashings

Comments: Serviceable

3.2 Roof Comments

Comments: Repair or Replace

»» Observed an open electrical wire laying on east-side shed roof. This could be a safety hazard. Recommend review by qualified electrician.



4. Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

Chimney Type:

Block

Chimney Flue Type:

Clay

Items

4.0 Chimney Conditions

Comments: Repair or Replace

- »» Suggest sealing chimney cap (chimney crown) to reduce opportunity for water infiltration and damage. This is a common maintenance item that is often neglected by homeowners; you should make a crown inspection part of your routine seasonal maintenance checklist.



4.1 Chimney Flue

Comments: Not Inspected

4.2 Flashings

Comments: Repair or Replace

- »» The flashing located at the south-side of chimney should be resealed/re-secured to ensure leak free conditions.



4.3 Spark Arrestor / Rain Cap

Comments: Repair or Replace

- »» No chimney rain cap observed, suggest installing a chimney rain cap to prevent the entrance of the elements, local wildlife, and to preserve the life of the chimney as well as minimize maintenance.

No spark arrester installed at chimney. Spark arresters may not have been required when house was built. Suggest client consider installing a spark arrester to enhance fire safety.



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4.4 Saddle / Cricket**Comments:** Serviceable**5. Garage / Carport**

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Styles & Materials**Garage Type:**

Attached

Exterior Wall Cladding:

Same as House

Roof Material Type:

Same as House

Method Used to Inspect Roof:

Walked roof

Garage Door Material:

Metal

Auto-Opener Manufacturer:

CHAMBERLAIN

Items**5.0 Exterior Wall Cladding****Comments:** Serviceable**5.1 Roof Conditions****Comments:** Serviceable**5.2 Garage/Carport Floor****Comments:** Serviceable**5.3 Garage Door(s)****Comments:** Serviceable**5.4 Garage Door Openers****Comments:** Serviceable

This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

**5.5 Occupant Door(s)****Comments:** Consideration Item

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- The self-closing device or door hardware needs adjustment or repair to properly close completely and maintain the intended fire safety of this door.

**5.6 Garage Window(s)**

Comments: Serviceable

5.7 Garage Walls

Comments: Serviceable

Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution.

5.8 Garage/Carport Ceiling

Comments: Serviceable

5.9 Electrical Receptacles, Switches and Fixtures

Comments: Serviceable

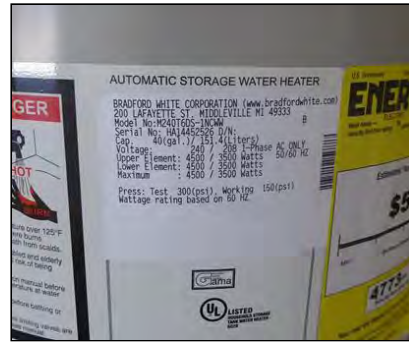
6. Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

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Water Heater



Water Heater ID Plate

Styles & Materials

Number of Water Heating Systems: One	Water Heater Location(s): Garage	Water Heater Design Type: Electric
Water Heater Energy Source: Electric	Water Heater Capacity: 40 Gallon	Water Heater Brand: BRADFORD-WHITE
Water Heater Approximate Age: 4-8 years old		

Items

6.0 Water Heater Condition

Comments: Serviceable

6.1 Supply Lines

Comments: Serviceable

6.2 Energy Source

Comments: Serviceable

6.3 Flue Venting

Comments: Serviceable

6.4 Temperature / Pressure Release Valve

Comments: Serviceable

6.5 Hot Water Temperature

Comments: Serviceable

The water temperature at time of inspection was 122 degrees, which is in the normal operating range of 120 to 130 degrees.

6.6 Water Heater Comments

Comments: Consideration Item

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- Observed evidence of past water corrosion on floor around water heater. No active water leak was observed at time of inspection. This may have been from an old situation and is purely cosmetic at this point.



7. Electrical System

Our electrical inspection meets the ASHI standard of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.



Main Electrical Panel



Main electrical panel with dead front removed

Styles & Materials

Main Electrical Panel Location:

Exterior

Equipment Grounding Present:

Unable to Determine Grounding

Electrical Main Service:

Underground

Service Amperage:

200 AMPS

Panel Type:

Breakers

Branch Wiring Type:

Copper

Wiring Methods:

Non Metallic Sheathed Cable (Romex)

Futures Available:

No

Electric Panel Manufacturer:

UNKOWN

GFCI Reset Location(s):

Master Bathroom

AFCI Reset Location(s):

Not Present

Smoke Alarms/Detectors Present?:

Yes

Items

7.0 Electrical Main Service

Comments: Serviceable

7.1 Equipment Grounding

Comments: Serviceable

At the time of inspection, we were unable to verify the proper grounding of the electrical system, due to concealed subsurface conditions at the exterior of the home. A properly sized grounding wire should be connected to grounding

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rods installed on the exterior of the home to ensure safe and proper discharge of stray electricity that may be generated in the homes electrical system.

7.2 Main Electrical Panel Condition

Comments: Repair or Replace

»» Open knockouts observed in the main panel cover; suggest installing knockout plugs, as needed, for safety.



7.3 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Serviceable

7.4 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Consideration Item

➤ Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

7.5 Smoke Alarms

Comments: Repair or Replace

»» The smoke alarms throughout the house are very old and are past their life span. Recommend replacing all smoke detectors by a qualified professional. A proper working smoke detector system in your home is an essential first alert to a possible fire.

8. Plumbing System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.



Main Water Shut Off Valve



Water Supply Pressure



Main Plumbing Clean Outs

Styles & Materials

Water Source (To Home):

Public

Plumbing Water Distribution (Inside home):

Copper

Plumbing Waste & Vent Pipes:

Plastic

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Water Shut Off Location: Exterior - Front of Home
Water Supply Pressure: 60 PSI

Items

8.0 Plumbing Water Supply System

Comments: Serviceable

8.1 Drain Waste and Vent Systems

Comments: Serviceable

9. Heating System

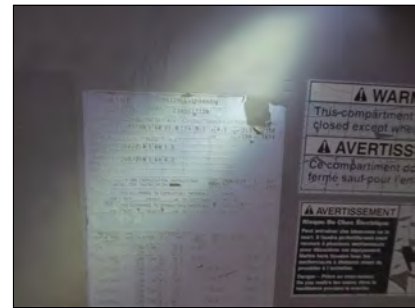
Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.



Goodman Package Unit



Payne Package Unit



Payne Unit ID Plate

Styles & Materials

Number of Heating Systems: Two	Heating Unit Location(s): Roof Mounted	Heating System(s) Service: Entire Home
Heating System Type(s): Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Ductwork: Insulated
Filter Type: Disposable	Filter Size: 20x25x1	Heating System Brand: GOODMAN PAYNE

Items

9.0 Heating Equipment Condition

Comments: Consideration Item

- (1) An electric heat pump is present. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pumps are only tested in one mode or the other (Heating or Cooling). If the outside temperature is above 65 degrees F. the heat pump is tested in the cooling mode only. If the outside temperature is below 65 degrees F. the heat pump is tested in the heating mode only. Individual heating elements are not tested and should be tested by a qualified HVAC contractor if further review is

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desired. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. Electric heat strips provide emergency heat.

- (2) The exterior temperature was 85 degrees at time of inspection. As most manufacturers warn against operating Heat Pumps in the heating mode when outside temperatures are above 65 degrees, this unit was not tested in the heating mode. Because unit was not tested, we cannot warranty the presence of all components. We recommend verifying operation with HVAC contractor or seller when temperatures allow if client has concerns about operation of this system.

9.1 Energy Source

Comments: Serviceable

9.2 Exhaust Venting

Comments: Serviceable

9.3 Thermostat

Comments: Serviceable

9.4 Air Filters

Comments: Serviceable

We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

9.5 Distribution / Ducting Systems

Comments: Serviceable

9.6 Automatic Safety Controls

Comments: Serviceable

10. Air Conditioning System

Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

Styles & Materials

Number of AC Systems: Two	AC Unit Location(s): Same as Heating System	AC System(s) Service: Same as Heating System
Cooling Equipment Type(s): Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity	Ductwork: Same as Heating System
Filter Type: Same as Heating System	Filter Size: 20x25x1	Air Conditioner Brand: GOODMAN PAYNE

Items

10.0 Cooling and Air Handler Equipment Condition

Comments: Serviceable

An electric heat pump is present. The heat pump was operated in the cooling mode only. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pump was tested using normal operating controls and operated properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures. Individual heating elements are not tested and should be tested by a qualified HVAC contractor if further review is desired. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. Electric heat strips provide emergency heat and provided heat at time of inspection. The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

10.1 Temperature Difference Measurements

Comments: Serviceable

(1) A temperature drop was performed across the evaporator coil of this unit. When tested, temperature at return register was 63 degrees, temperature at supply was 47 degrees, a difference of 16 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and was serviceable at time of inspection.



Unit 1 - Return Air Temp



Unit 1 - Supply Air Temp

(2) A temperature drop was performed across the evaporator coil of this unit. When tested, temperature at return register was 81 degrees, temperature at supply was 61 degrees, a difference of 20 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and was serviceable at time of inspection.



Unit 2 - Return Air Temp



Unit 2 - Supply Air Temp

10.2 Energy Source

Comments: Serviceable

10.3 Thermostat

Comments: Serviceable

10.4 Air Filters

Comments: Serviceable

Same as Heating System air filter.

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10.5 Distribution / Ducting Systems**Comments:** Serviceable**10.6 Automatic Safety Controls****Comments:** Serviceable**10.7 Air Conditioning System Comments****Comments:** Consideration Item

- Observed signs of condensation access line leaking along roof at Unit 2. Recommend rerouting the units condensation line to go across roof, the same way Unit 1 condensation line runs.



Unit 2 - Condensation Leak



Unit 1 - Condensation Line

11. Kitchen and Built-in Appliances

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.



Kitchen

Styles & Materials

Countertop(s):

Solid Surface

Cabinet(s):

Wood

Dishwasher Brand:

GENERAL ELECTRIC

Disposal Brand:

UNKNOWN

Exhaust/Range Hood Brand:

EXTERIOR VENTED

Range/Oven Brand:

GENERAL ELECTRIC

Built-in Microwave Brand:

GENERAL ELECTRIC

Items

11.0 Floors**Comments:** Serviceable**11.1 Walls****Comments:** Serviceable

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11.2 Ceiling

Comments: Serviceable

11.3 Doors

Comments: Serviceable

11.4 Windows

Comments: Serviceable

11.5 Heat / Cooling Source

Comments: Serviceable

11.6 Receptacles, Switches and Fixtures

Comments: Repair or Replace

»» Ground Fault Circuit Interrupter (GFCI) outlets are not present, This should have been completed at the time the kitchen was remodeled. Suggest having a qualified electrician install GFCI for safety.

**11.7 Counters and Cabinets (representative number)**

Comments: Serviceable

11.8 Sinks

Comments: Serviceable

11.9 Plumbing Drains

Comments: Serviceable

11.10 Food Waste Disposer

Comments: Repair or Replace

»» Garbage disposal is noisy; recommend review for corrections as needed.

**11.11 Dishwasher(s)**

Comments: Serviceable

11.12 Ranges/Ovens/Cooktops

Comments: Serviceable

11.13 Range Hood(s)

Comments: Repair or Replace

AmeriSpec Inspection Services

» Exhaust fan is noisy. Recommend review by qualified professional for repair or replacement as necessary.

Exhaust vent flue is damaged. Recommend repair to ensure appropriate air flow.



11.14 Microwave Cooking Equipment

Comments: Serviceable

12. Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Styles & Materials

Bath Tub / Shower:

- Standard Bath Tub
- Seperate Shower
- Combined Bath Tub & Shower

Exhaust Fans:

Fan Only

Countertop(s):

Solid Surface

Cabinet(s):

Wood

Items

12.0 Floors

Comments: Serviceable

12.1 Walls

Comments: Serviceable

12.2 Ceiling

Comments: Serviceable

12.3 Doors

Comments: Serviceable

12.4 Closets

Comments: Serviceable

12.5 Windows

Comments: Serviceable

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12.6 Heat / Cooling Source

Comments: Serviceable

12.7 Receptacles, Switches and Fixtures

Comments: Serviceable

12.8 Exhaust Fan(s)

Comments: Serviceable

12.9 Bath Tub

Comments: Repair or Replace

»» The hall bathroom faucet is damaged. It will pull out for water flow, but turning for hot and cold doesn't engage. Recommend review and repair as necessary, prior to close.

**12.10 Shower**

Comments: Serviceable

12.11 Sinks

Comments: Serviceable

12.12 Toilet

Comments: Serviceable

12.13 Counters and Cabinets

Comments: Serviceable

13. Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.



Laundry Room

Styles & Materials**Dryer Power Source:**

240 Volt Electric

Dryer Vent:

Metal

Items

13.0 Floors

Comments: Serviceable

13.1 Walls

Comments: Serviceable

13.2 Ceiling

Comments: Serviceable

13.3 Doors

Comments: Serviceable

13.4 Closets

Comments: Serviceable

13.5 Windows

Comments: Serviceable

13.6 Counters and Cabinets (representative number)

Comments: Serviceable

13.7 Laundry Tub / Sink

Comments: Serviceable

13.8 Heat / Cooling Source

Comments: Consideration Item

- Observed that air flow in to the laundry room is excessive and makes a high pitched noise of air escaping under door. Recommend shutting air damper vents to divert air flow to the general living areas.



13.9 Receptacles, Switches and Fixtures

Comments: Serviceable

13.10 Clothes Dryer Exhaust Venting

Comments: Serviceable

13.11 Exhaust Fan

Comments: Serviceable

14. Interior Rooms and Areas

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Styles & Materials

Floor Covering(s):

Wood

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

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Interior Doors:

Hollow Core
Wood

Window Type(s):

Same as Exterior

Types of Fireplaces / Wood Stove:

Wood Burning

Operable Fireplaces:

One

Items

14.0 Floors

Comments: Serviceable

14.1 Walls

Comments: Serviceable

14.2 Ceilings

Comments: Serviceable

14.3 Doors (representative number)

Comments: Serviceable

14.4 Closet Doors (representative number)

Comments: Serviceable

14.5 Windows (representative number)

Comments: Serviceable

14.6 Heat / Cooling Source

Comments: Serviceable

14.7 Receptacles, Switches and Fixtures

Comments: Repair or Replace

»» The ceiling fan in the living room is inoperable. Recommend review for corrections as needed.

**14.8 Fireplaces and Woodstoves**

Comments: Repair or Replace

AmeriSpec Inspection Services

» Creosote build-up was observed in the fireplace located in the living room. Creosote is a naturally produced flammable by-product of combustion. Its presence is a limiting factor on a visual review. We suggest having cleaned and inspected by a fireplace and chimney specialist to assure safe operation prior to close.

The fireplace has new tile installed inside the box. There is no past evidence of the fireplace being used and no fire screen installed. It is not apparent that this is an operatable fireplace. Recommend having the unit reviewed by a qualified professional.



15. Bedroom(s)

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Styles & Materials

Number of Bedrooms:

Four

Floor Covering(s):

Carpet
Tile

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

Interior Doors:

Hollow Core
Wood

Window Type(s):

Same as Exterior

Items

15.0 Floors

Comments: Serviceable

15.1 Walls

Comments: Serviceable

15.2 Ceilings

Comments: Serviceable

15.3 Doors (representative number)

Comments: Consideration Item

➤ Observed door in center-right bedroom has signs of cracking on end of door. The door operates as required. Recommend review and repair as needed.

15.4 Closet Doors (representative number)

Comments: Serviceable

15.5 Windows (representative number)

Comments: Serviceable

AmeriSpec Inspection Services

15.6 Heat / Cooling Source**Comments:** Serviceable**15.7 Receptacles, Switches and Fixtures****Comments:** Serviceable**16. Attic**

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Department of Energy website (<http://www.eere.energy.gov/>) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.



Attic - Engineered Truss System

Styles & Materials**Method Used to Inspect Attic:**

Walked

Attic Access Type:

Scuttle Hole

Attic Insulation:

Cellulose

Ventilation:

Gable Vents

Soffit Vents

Items**16.0 Attic Access****Comments:** Consideration Item

➤ Observed very small scuttle hole in center-right bedroom closet. Unable to access due to small size and blocked by a shelf. This area of attic was not inspected.

**16.1 Attic Framing****Comments:** Serviceable**16.2 Attic Sheathing****Comments:** Consideration Item

AmeriSpec Inspection Services

- Water staining observed on roof sheathing near entry point of Unit 2 HVAC duct. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.

**16.3 Attic Insulation**

Comments: Serviceable

16.4 Attic Ventilation

Comments: Serviceable

Adequate ventilation was noted.



Gable Vent



Soffit Vents

16.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Inspected

The attic fan(s) were not accessible or the attic temperatures were too low to view the fan(s) in operation; recommend consulting seller's to ensure proper operation.

16.6 Electrical Wiring, Switches and Fixtures

Comments: Repair or Replace

- Exposed electrical wires observed in the attic. This is a safety concern if used where it could be subject to physical damage. Exposed electrical wires are normally encased in a covered junction box to prevent damage. Recommend review by licensed electrician for removal or encasing in a covered junction box for safety.

**16.7 Ductwork**

Comments: Serviceable



SUMMARY REPORT

AmeriSpec Inspection Services
 4605 E Chandler Blvd #110-132
 Phoenix, AZ 85048
 (480) 518-3589

REPAIR OR REPLACE

Doc #: [REDACTED] Client Name: [REDACTED]
 Dwelling Address: [REDACTED] Inspector: Richard Exley
 Phoenix AZ 85027

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.

This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

1. Exterior

1.3 Trim, Eaves, Soffits and Fascias

Repair or Replace

»»» Damaged/deteriorated trim observed at front of home. Recommend repairs to prevent further damage.

1.5 Doors (Exterior)

Repair or Replace

»»» Damage door observed at the main entry door. Large crack at bottom of door that runs all the way through wood. Recommend review for repair or replacement as necessary.

1.7 Electrical (exterior)

Repair or Replace

- »»» (1) A Ground Fault Circuit Interrupter (GFCI) is not present in the front of home at flower bed. Suggest installing GFCI for safety by a qualified electrician as needed.
- »»» (2) Open wiring observed through soffit at upper-left side of house. This could be a safety issue. Recommend review and repair by qualified electrician.

1.8 Exterior Water Faucets

Repair or Replace

»»» Stem packing leak observed at front of home exterior faucet, recommend review for repairs as needed.

1.12 Exterior Comments

Repair or Replace

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- » (1) Inspected two built on shed areas on each side of home. These units are built on or next to the property's block fencing. Observed several cracked roofing rafters in both units. Roof sheathing is warped, broken or missing in several areas on both units. Recommend review and repair by professional, as needed.
- » (2) Observed signs of pest trail and tubing on east side of house. Recommend review and treat by a qualified pest control person.

1.13 Porch**Repair or Replace**

- » (1) Brick work is separating from decorative bases that support front porch columns. Recommend re-cementing loose bricks to avoid further damage.
- » (2) Observed small flying pest nest under front porch. Recommend contacting a pest control company to remove and treat area.

3. Roof System**3.2 Roof Comments****Repair or Replace**

- » Observed an open electrical wire laying on east-side shed roof. This could be a safety hazard. Recommend review by qualified electrician.

4. Chimney**4.0 Chimney Conditions****Repair or Replace**

- » Suggest sealing chimney cap (chimney crown) to reduce opportunity for water infiltration and damage. This is a common maintenance item that is often neglected by homeowners; you should make a crown inspection part of your routine seasonal maintenance checklist.

4.2 Flashings**Repair or Replace**

- » The flashing located at the south-side of chimney should be resealed/re-secured to ensure leak free conditions.

4.3 Spark Arrestor / Rain Cap**Repair or Replace**

- » No chimney rain cap observed, suggest installing a chimney rain cap to prevent the entrance of the elements, local wildlife, and to preserve the life of the chimney as well as minimize maintenance.

No spark arrester installed at chimney. Spark arresters may not have been required when house was built. Suggest client consider installing a spark arrester to enhance fire safety.

7. Electrical System**7.2 Main Electrical Panel Condition****Repair or Replace**

- » Open knockouts observed in the main panel cover; suggest installing knockout plugs, as needed, for safety.

7.5 Smoke Alarms**Repair or Replace**

- » The smoke alarms throughout the house are very old and are past their life span. Recommend replacing all smoke detectors by a qualified professional. A proper working smoke detector system in your home is an essential first alert to a possible fire.

11. Kitchen and Built-in Appliances

11.6 Receptacles, Switches and Fixtures

Repair or Replace

- » Ground Fault Circuit Interrupter (GFCI) outlets are not present. This should have been completed at the time the kitchen was remodeled. Suggest having a qualified electrician install GFCI for safety.

11.10 Food Waste Disposer

Repair or Replace

- » Garbage disposal is noisy; recommend review for corrections as needed.

11.13 Range Hood(s)

Repair or Replace

- » Exhaust fan is noisy. Recommend review by qualified professional for repair or replacement as necessary.
- » Exhaust vent flue is damaged. Recommend repair to ensure appropriate air flow.

12. Bathroom(s)

12.9 Bath Tub

Repair or Replace

- » The hall bathroom faucet is damaged. It will pull out for water flow, but turning for hot and cold doesn't engage. Recommend review and repair as necessary, prior to close.

14. Interior Rooms and Areas

14.7 Receptacles, Switches and Fixtures

Repair or Replace

- » The ceiling fan in the living room is inoperable. Recommend review for corrections as needed.

14.8 Fireplaces and Woodstoves

Repair or Replace

- » Creosote build-up was observed in the fireplace located in the living room. Creosote is a naturally produced flammable by-product of combustion. Its presence is a limiting factor on a visual review. We suggest having cleaned and inspected by a fireplace and chimney specialist to assure safe operation prior to close.

The fireplace has new tile installed inside the box. There is no past evidence of the fireplace being used and no fire screen installed. It is not apparent that this is an operable fireplace. Recommend having the unit reviewed by a qualified professional.

16. Attic

16.6 Electrical Wiring, Switches and Fixtures

Repair or Replace

- » Exposed electrical wires observed in the attic. This is a safety concern if used where it could be subject to physical damage. Exposed electrical wires are normally encased in a covered junction box to prevent damage. Recommend review by licensed electrician for removal or encasing in a covered junction box for safety.

AmeriSpec Inspection Services

Licensed To Richard Exley



SUMMARY REPORT

AmeriSpec Inspection Services
4605 E Chandler Blvd #110-132
Phoenix, AZ 85048
(480) 518-3589

CONSIDERATION ITEMS

Doc #: [REDACTED] Client Name: [REDACTED]
Dwelling Address: [REDACTED] Inspector: Richard Exley
Phoenix AZ 85027

1. Exterior

1.15 Irrigation System

Consideration Item

➤ There are signs of an irrigation system present. Operation of the related equipment are not within the scope of this inspection. Recommend consulting sellers or landscape professional as to operation and condition of the irrigation system.

5. Garage / Carport

5.5 Occupant Door(s)

Consideration Item

➤ The self-closing device or door hardware needs adjustment or repair to properly close completely and maintain the intended fire safety of this door.

6. Water Heater

6.6 Water Heater Comments

Consideration Item

➤ Observed evidence of past water corrosion on floor around water heater. No active water leak was observed at time of inspection. This may have been from an old situation and is purely cosmetic at this point.

7. Electrical System

7.4 Operation of AFCI (ARC Fault Circuit Interrupters)

Consideration Item

➤ Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid

AmeriSpec Inspection Services

state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

9. Heating System

9.0 Heating Equipment Condition

Consideration Item

- (1) An electric heat pump is present. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pumps are only tested in one mode or the other (Heating or Cooling). If the outside temperature is above 65 degrees F. the heat pump is tested in the cooling mode only. If the outside temperature is below 65 degrees F. the heat pump is tested in the heating mode only. Individual heating elements are not tested and should be tested by a qualified HVAC contractor if further review is desired. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. Electric heat strips provide emergency heat.
- (2) The exterior temperature was 85 degrees at time of inspection. As most manufacturers warn against operating Heat Pumps in the heating mode when outside temperatures are above 65 degrees, this unit was not tested in the heating mode. Because unit was not tested, we cannot warranty the presence of all components. We recommend verifying operation with HVAC contractor or seller when temperatures allow if client has concerns about operation of this system.

10. Air Conditioning System

10.7 Air Conditioning System Comments

Consideration Item

- Observed signs of condensation access line leaking along roof at Unit 2. Recommend rerouting the units condensation line to go across roof, the same way Unit 1 condensation line runs.

13. Laundry Area

13.8 Heat / Cooling Source

Consideration Item

- Observed that air flow in to the laundry room is excessive and makes a high pitched noise of air escaping under door. Recommend shutting air damper vents to divert air flow to the general living areas.

15. Bedroom(s)

15.3 Doors (representative number)

Consideration Item

- Observed door in center-right bedroom has signs of cracking on end of door. The door operates as required. Recommend review and repair as needed.

16. Attic

16.0 Attic Access

Consideration Item

- Observed very small scuttle hole in center-right bedroom closet. Unable to access due to small size and blocked by a shelf. This area of attic was not inspected.

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16.2 Attic Sheathing**Consideration Item**

Water staining observed on roof sheathing near entry point of Unit 2 HVAC duct. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.

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