

Sonoran Property Inspections

Property Inspection Report



Your Street Here, Anywhere AZ, 123456
Inspection prepared for: John Doe
Inspection Date: 6/9/2009 Time: 8:00
Age: 2001 Size: 3000
Weather: sunny, 80 degrees
Home faces North, Single Story, Home Furnished

Inspector: Jerry Spicer
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Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: brick
 Observations:
 • oil stains in a few areas

2. Patio and Porch Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: same as main structure
 Observations:
 • functional

3. Balcony

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
 • none

4. Patio Enclosure

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
 • none

5. Patio and Porch Deck

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
 • None

6. Stairs & Handrail

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
 • none

7. Fence Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: block • stucco

8. Gate Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: wood • wrought iron
 Observations:
 • functional

9. Grading

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • flat /minimal slope

10. Landscape Irrigation

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • consult owner for operating procedures
 • did not perform inspection

Exterior Areas

1. Walls

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Framed walls

Observations:

- Caulk and seal all gaps,cracks and openings

2. Siding

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type: none

3. Eaves,Fascia & soffits

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Exterior Paint

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- weathered

5. Stucco

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- recommend sealing holes & gaps
- weathered



recommend sealing holes & gaps



recommend sealing holes & gaps

6. Exterior Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- functional

Foundation

1. Slab on grade Foundation

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Foundation Perimeter

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Foundation Stem

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Cripple Walls

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Post and Girders

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Sub Flooring

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Anchor Bolts

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• not visible

8. Chimney Hearth

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• none

9. Crawl Space

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Roof

1. Roof Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: hip roof • walked roof
 Materials: clay tile
 Observations:
 • cracked tiles / broken tiles



cracked tiles / broken tiles



cracked tiles / broken tiles

2. Chimney

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
 • none

3. Flashing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • not fully visible

4. Gutter

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Sky Lights

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Spark Arrestor

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Vent Caps

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
 • none

2. Deck Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: concrete • kool decking
 Observations:
 • small cracking

3. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • recommend electrician to evaluate
 • unsecured electrical

4. GFCI

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • resets at pool equipment
 • test operated

5. Gate & Fence Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: see grounds page

6. Pool Heater Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type: none
 Observations:
 • None

7. Lights

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • operated

8. Pressure Gauge

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • present

9. Pumps

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • operated

10. Jets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Interior Finish

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: below ground
 Materials: pebble teck finish
 Observations:
 • Limited Inspection Only

12. Timer

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• present

13. Water Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• clear

14. Water Fill Unit

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• operated

15. Pool Filter

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Sand Filter

16. Cleaning System

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Manual cleaning

Garage

1. Cabinets

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
 • none

2. Counters

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
 • none

3. Flooring Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Grey Concrete
 Observations:
 • cracking small

4. Garage Door Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: metal door • sectional door
 Observations:
 • functional
 • damaged weather stripping



damaged weather stripping

5. Garage Opener Status

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • operated

6. Garage Door's Reverse Status

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • operated
 • eye beam system present

7. Exterior Door

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Fire Door

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• functional

9. Wash Basin

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• none

10. Fire Separation Walls & Ceiling

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Anchor Bolts

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• not visible

12. Fresh Air Vents

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• No gas Appliance- No Vents

Attic

1. Access

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• entered - partially accessible , inspection limited

2. Chimney

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• none

3. Duct Work

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• functional
• Insulated Flexible Duct

4. Insulation Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: blown in insulation
Depth: 6 to 8 inches

5. Structure

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Truss type framing present

6. Roof Ventilation

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• functional

7. Roof Vent Screens

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• functional

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Door Bell

Good	Fair	Poor	N/A	S/H
X				

2. Window

Good	Fair	Poor	N/A	S/H
	X			

Type: aluminum / metal • double pane • slider
 Observations:
 • functional
 • dirty glass - dual pane condition not verified
 • condensation present at bed # 3west window

3. Sliding Doors

Good	Fair	Poor	N/A	S/H
X				

Observations:
 • Glass dirty- dual pane condition not verified

4. Screen Doors

Good	Fair	Poor	N/A	S/H
X				

5. Security Bars

Good	Fair	Poor	N/A	S/H
			X	

Observations:
 • none

6. Bar

Good	Fair	Poor	N/A	S/H
			X	

Observations:
 • none

7. Cabinets

Good	Fair	Poor	N/A	S/H
X				

Observations:
 • functional

8. Ceiling

Good	Fair	Poor	N/A	S/H
X				

Materials: drywall

9. Wall

Good	Fair	Poor	N/A	S/H
X				

Materials: drywall
 Observations:
 • vacuum system present, not tested consult owner

10. Floor

Good	Fair	Poor	N/A	S/H	Materials: carpet • tile
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

11. Doors

Good	Fair	Poor	N/A	S/H	Observations: • functional
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

12. Stairs & Handrail

Good	Fair	Poor	N/A	S/H	Observations: • none
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

13. Fireplace

Good	Fair	Poor	N/A	S/H	Location: None Observations: • none
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Smoke Detectors

Good	Fair	Poor	N/A	S/H	Observations: • operated • recommend changing batteries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

15. Ceiling Fans

Good	Fair	Poor	N/A	S/H	Observations: • functional
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

16. Closets

Good	Fair	Poor	N/A	S/H	Observations: • functional
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

17. Window-Wall AC or Heat

Good	Fair	Poor	N/A	S/H	Observations: • none
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: west side
 Observations:
 • functional
 • wire type- romex

2. Main Amp Breaker

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • 0

4. Circuit Breakers

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wire Type: Main Service Conductor Copper • NM (non-metalic sheathed cable) - "Romex" Branch circuit wiring
 Observations:
 • functional
 • breakers not labeled
 • **double tap wires**
 • **recommend electrician to evaluate and repair/replace**

5. Fuses

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Service Entrance Cable

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • 120/240 volt
 • single phase
 • underground

7. GFCI / AFCI

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Test Operated
 • Resets in Garage
 • Resets in Hall bath
 • Resets in Kitchen
 • Resets in Master Bath

8. General Electrical

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:
 • Loose Switch Plate at Bed #2
 • Bulbs Missing at front door fixture
 • **Grounding system has loose clamp**
 • **Pool pump conduit separating from pump**



Grounding system has loose clamp

Plumbing

1. Water Service

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: 70 psi

2. Water Pressure Regulator

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Present

3. Water Heater Enclosure

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. Water Heater Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: electric
Location: garage

5. Water Heater size

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• 50 gallons

6. Water Heater Base

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Water Heater Combusion

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• functional

8. Water Heater Exhaust Vent

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• none

9. Temp. pressure Relief valve and overflow

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper pipe

10. Plumbing Waste & Vent Pipes

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• ABS Plastic
• supports/ straps present

11. General Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: 1" water service • main valve located at water heater

12. Gas Line

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• none

13. Gas Meter

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Location: none

Observations:
• none

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: hall

Observations:

- ambient temp to high to operate in heat mode

2. AC Condensing Unit Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type / Size: 4 ton • heat pump

Location: exterior east

3. Heater Base

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- functional

4. Enclosure

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- none

5. Gas Valves & visible gas lines

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- none

6. Thermostats

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- functional

7. Exhaust Vent

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- none

8. HVAC Filter Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: below heater

Observations:

- recommend replacing filters

9. Return Air Supply

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location / Obsevation:

- functional

10. HVAC Room Registers

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Cooling & Heating source in each livable room observed
- functional

11. Refrigerant Lines

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- functional

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: master 1 • bed 2 • bed 3

2. Cabinets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Ceiling

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: drywall

4. Walls

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: drywall

5. Floor

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: carpet
 Observations:
 • lifting at seams / edge in Bedroom #2



lifting at seams / edge in Bedroom #2

6. Ceiling Fans

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • operated

7. Closets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • functional

8. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• functional

9. Smoke Detectors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• operated
• recommend changing batteries

10. Window/Wall AC /Heat

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• none

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: master 1 • bed 2 • bed 3

2. Cabinets

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • functional
 • loose hinges- Master vanity Base cabinet

3. Sinks,fauctes,Drains

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • functional drainage
 • functional flow
 • Piping supports/ straps observed
 • faucet loose at bath # 2

4. Ceiling

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: drywall

5. Wall

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: drywall
 Observations:
 • small holes / minor damage

6. Floor

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: tile

7. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • functional

8. Counters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Granite counter

9. Bath Tubs

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • functional drainage
 • functional flow
 • piping supports/ straps observed

10. Showers

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • functional drainage
 • functional flow
 • Piping supports/ straps present

11. Shower Walls

Good	Fair	Poor	N/A	S/H
X				

12. Toilets

Good	Fair	Poor	N/A	S/H
X				

13. Bath Exhaust Fan

Good	Fair	Poor	N/A	S/H
X				

Observations:
• noisy at Bath #2

14. Mirrors

Good	Fair	Poor	N/A	S/H
X				

15. Shower Enclosure

Good	Fair	Poor	N/A	S/H
X				

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • damaged end skin
 • drawer face loose
 • loose hinges

2. Exhaust Hood Vent

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: hood with fan/light
 Observations:
 • operated

3. Ceiling

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: drywall

4. Wall

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: drywall

5. Floor

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: tile

6. Counters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • functional

8. Dishwasher

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • operated

9. Garbage Disposal

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • operated
 • older unit- budget to replace
 • noisy unit

10. Microwave

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • operated

11. Cook top condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- electrical
- operated

12. Oven & Range

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- electric
- operated

13. Trash Compactor

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- none

14. Sinks, Faucets, Drains

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- functional drainage
- functional flow
- piping supports/ straps present

Laundry

1. Locations

Location: interior laundry room

2. Ceiling Condition

Good	Fair	Poor	N/A	S/H	Materials: drywall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

3. Wall Condition

Good	Fair	Poor	N/A	S/H	Materials: drywall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

4. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Doors

Good	Fair	Poor	N/A	S/H	Observations: <ul style="list-style-type: none"> • functional • did not latch • loose hardware
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

6. Cabinets

Good	Fair	Poor	N/A	S/H	Observations: <ul style="list-style-type: none"> • functional • damaged end skin • damaged drawer face
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

7. Counters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Dryer Exhaust

Good	Fair	Poor	N/A	S/H	Observations: <ul style="list-style-type: none"> • recommend cleaning the dryer vent
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

9. Exhaust Fan

Good	Fair	Poor	N/A	S/H	Observations: <ul style="list-style-type: none"> • operated
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

10. Wash Basin

Good	Fair	Poor	N/A	S/H	Observations: <ul style="list-style-type: none"> • functional drainage • functional flow
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Good = Appears Operational / No problems visible

Fair = Some wear and deterioration present

Poor = Monitor / Repair / Replace as required

N/A = Not Inspected

S/H = Safety Hazard - Immediate Repair Needed

Electrical		
Page 12 Item: 4	Circuit Breakers	<ul style="list-style-type: none">• double tap wires• recommend electrician to evaluate and repair/replace
Page 13 Item: 8	General Electrical	<ul style="list-style-type: none">• Grounding system has loose clamp• Pool pump conduit separating from pump