



Building Inspection Report

1342 E. Brill St. Phoenix, AZ 85006

Inspection Date:
05/27/2013

Prepared For:
Our Client

Prepared By:
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Report Number:

Inspector:
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Report Overview

THE HOUSE IN PERSPECTIVE

The unit is a 2 story townhome in poor condition overall. The roofing system is in poor condition and should be re evaluated by a qualified roofer. Safety issues as well as hazardous materials may be present. Further testing for mold, asbestos and insect infestation may be desired.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS ROOF NEEDS FURTHER EVALUATION BY A QUALIFIED ROOFER

SAFETY ISSUES ALUMINUM WIRING; POSSIBLE MOLD, AND POSSIBLE ASBESTOS IN CEILING TEXTURE; SMOKE DETECTOR DID NOT OPERATE; 220 ELECTRICAL WIRE SPICE IMPROPER; LOOSE HAND RAIL AND STAIR TREADS;

REPAIR ITEMS MANY

IMPROVEMENT ITEMS REPLACE GALVANIZED PLUMBING STILL IN USE WITH COPPER;

ITEMS TO MONITOR WATER STAINING AND DAMAGE ON CEILINGS, BOWED CEILING DRYWALL, EXPOSED NAILS AND POORLY INSTALLED ROOFING; MOLD TSTING AND ASBESTOS TESTING RECOMMENDED

DEFERRED COST ITEMS ROOFING SYSTEM; AC SYSTEM 2000; APPLIANCES;

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

All Photos are located in the Photo Summary at the end of the Report.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete
Columns:	•Steel
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame •Masonry
Ceiling Structure:	•Joist •Not Visible
Roof Structure:	•Rafters •Not Visible

STRUCTURE OBSERVATIONS

The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed. The inspection did not disclose significant deficiencies in the structure.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Repair:** Surface deterioration (spalling, crumbling material) was observed on foundation walls in various locations. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended.

Floors

- **Monitor:** Minor unevenness was observed in the floor structure in various locations. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house in various locations. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Roof

- **Monitor:** Some roof sheathing sags. This is common where prefabricated roof trusses are spaced two feet apart, allowing sagging between trusses. Additional support may be needed when re-roofing. **Possible water damage to sheathing under improperly installed shingles. Have roof checked by qualified roofer.**

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Concrete Tile Roll Roofing
Roof Flashings:	•Asphalt
Chimneys:	•None
Roof Drainage System:	•Built in at eave
Skylights:	•None
Method of Inspection:	•Walked on roof •Viewed from ladder at eave

ROOFING OBSERVATIONS

It should be noted that flat roofs have a higher potential for leaks. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers will insist on re-roofing rather than patching flat roofs.

RECOMMENDATIONS / OBSERVATIONS

Sagging sheathing between framing rafters was observed under the asphalt shingles. Nail heads exposed on improperly nailed shingles. No metal flashing and cracked mortar on block parapet was observed. Rolled roofing was ponding and seams were patched with roofing cement. Water damage to soffits was observed. Water damage and staining was observed on the interior of the upper bath, and the upper bedroom closet ceiling is sagging from water damage. These areas may be harboring mold. The wet drywall was not replaced, only painted. I spoke with a neighbor at the inspection whose friend was a prior tenant of the subject property. He jokingly told me his friend invited him over during rain storms to watch the water cascade down the interior walls. This is what I was told and may not be true.

Sloped Roofing

- **Major Concern, Repair:** The roofing is at end of life and should be replaced.
- **Monitor:** The design of the roofing system is such that several vulnerable areas exist. There is a higher potential for leaks. Annual inspections and ongoing maintenance will be critical.

Flat Roofing

- **Monitor:** The roofing is near the end of its useful life. Water appears to pond on the membrane. This leads to a shortened life and increased potential for damage if leaks occur. When re-roofing, the roof should be appropriately sloped or drains should be added. Expect to replace this roof soon.
- **Repair:** Open roof membrane seams leak and need to be repaired.
- Replace the roof flashing materials when re-roofing to avoid leaks in these areas.

Flashings

- **Repair:** The installation of the flashing is incomplete and should be repaired to avoid leaks. **No metal flashing along parapet walls was observed. Patching with roof cement only.**
- **Repair:** Nail heads are exposed at the shingles. They should be sealed to reduce risk of leaks. **Improper nailing of shingles exposed nails. Remove and re shingle properly.**

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns..

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco •Plywood
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Sliding Glass
Window/Door Frames and Trim:	•Wood •Metal-Covered
Entry Driveways:	•Asphalt •Gravel
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•None
Surface Drainage:	•Level Grade
Retaining Walls:	•None
Fencing:	•Wood •Steel/Iron •Masonry

EXTERIOR OBSERVATIONS

The exterior of the home has not been well maintained. Repairs are needed.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house in various locations. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Exterior Eaves

- **Monitor:** Water staining was observed on the eave on the second story. This suggests that the roof may be leaking in this area. Repair may be needed.

Fencing

- **Monitor:** The surface of the fencing is cracked, typical of this type of fencing.
- **Repair:** The fencing is in only fair condition. Minor repairs are needed.

Discretionary Improvements

Installing replacement windows in place of the original windows would be a logical long term goal. This is a major expense. Replacement of the weathered exterior light fixtures would be an improvement worth consideration.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

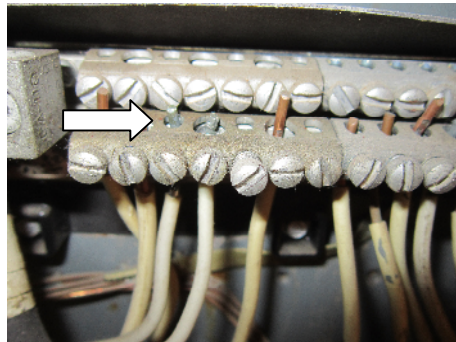
Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Not Visible
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers
Service Grounding:	•Copper •Ground Connection Not Visible
Sub-Panel(s):	•Panel Rating: 100 Amp •Breakers
Distribution Wiring:	•Copper •Aluminum-Solid Conductor
Wiring Method:	•Armored Cable "BX" • Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. Inspection of the electrical system revealed the need for several minor repairs. Although these are not especially costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard. A licensed electrician should be consulted to undertake the repairs recommended below.*



RECOMMENDATIONS / OBSERVATIONS

Main electrical panel is inside the home. With Arizona being an arid climate, and the main panel inside the home, the panel should NOT be rusted. Evidence of water intrusion in the home.

- **Monitor:** The service box shows evidence of rusting, **suggesting the presence of moisture.** This area should be monitored. If rusting continues, or if moisture is evident in the vicinity of the service box, an electrician should be consulted. Rusted electrical components are unsafe.

Main Panel

- **Repair:** Poor electrical connections within the main distribution panel should be improved. **220 connection without wire nut.**
- **Monitor:** The main distribution panel shows evidence of rusting, **suggesting the presence of moisture.** This area should be monitored. If rusting continues, or if moisture is evident in the vicinity of the panel, an electrician should be consulted.
- **Monitor:** Observed the main distribution panel has aluminum wiring for the branch circuits, aluminum wiring has been a problem in the past and we recommend a licensed electrician for further evaluation.
- **Major Concern, Repair:** There was evidence of aluminum wire. Aluminum solid-conductor branch circuit wiring is a potential fire hazard. The US Consumer Product Safety Commission (US CPSC) recommends that solid-conductor aluminum wiring should either be replaced with solid-copper conductor wiring throughout the building or *every* aluminum-wire connection should be "pigtailed to copper wires" using special connectors (AMP Corporation's

COPALUM connectors) to ensure safe operation of these circuits. Because of the properties of aluminum (corrosion and arcing), aluminum wire connections can overheat sufficiently to ignite a fire without ever drawing enough current to trip a circuit breaker or blow a fuse. Upon proper installation using US CPSC-approved connectors the safety of the system will be improved to acceptable levels. Be especially wary of work by untrained electricians and equally wary of alternative repair products as there is ample field evidence and formal studies confirming that other products (such as CO/ALR receptacles or recently-marketed special purple twist-on wire connectors) do not perform reliably in the field. ***An improper repair can actually increase risk.*** See the Internet website <http://www.inspect-ny.com/aluminum.htm> for detailed information including the CPSC recommendations.

Smoke Detectors

- **Repair, Safety Issue:** The smoke detector(s) did not respond to testing.

Discretionary Improvements

During the course of any renovating, it is recommended that old wiring be replaced.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:

•Electricity

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

See Cooling. Operation of the Roof Mounted Heat pump in the heating cycle may cause damage to the unit with exterior temps above 60 degrees. The unit operated properly when tested in the AC cooling mode.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:

•Electricity •240 Volt Power Supply

Central System Type:

•Air Source Heat Pump System

COOLING / HEAT PUMPS OBSERVATIONS

The capacity and configuration of the system should be sufficient for the home. The system responded properly to operating controls. As the system is old, it will require repairs or replacement soon.

RECOMMENDATIONS / OBSERVATIONS

Carrier Roof Mounted package Heat Pump 3 ½ ton 2000

The heat pump is over fused. A 50 amp breaker and non fused plug type disconnect is in use. The system max fuse rating is 35 amps. If supplemental heating strips are not installed, replace 50 amp breaker with 35 amp, or install a 35 amp fuse disconnect to protect compressor from overload if desired.

The unit is 13 years old, still operating properly and has evidence of proper maintenance. But as with any AC system, 10 years is the life expectancy.

Heat Pump

- **Monitor:** As is not uncommon for homes of this age and location, the heat pump is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **Monitor:** The fins of the outdoor portion of the heat pump were observed to be damaged. This condition can reduce the efficiency of the system. **Hail damage.**

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Roof Cavity Insulation: No access to insulation, Flat roof construction, no ventilation observed or inspected.

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Baths were ventilated with exhaust fans, but termination to the outside could not be verified.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper •Not Visible
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper •Steel
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Electric •Approximate Capacity (in gallons): 50 2010

PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life. The plumbing system is showing signs of age. Updating the system will be required over time.

RECOMMENDATIONS / OBSERVATIONS

Water pressure 70 PSI

A qualified plumber should further evaluate the drain system from the upper bath, and the galvanized supply piping to the upper bath tub and shower.



Supply Plumbing

- **Monitor:** The old steel piping in the second floor bathroom is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. **Main bath tile surround, galvanized plumbing suspected in use.**

Waste / Vent

- **Repair:** The waste piping does not have sufficient slope for proper drainage.
- **Monitor:** The waste piping connection is suspect. **Upper floor bath tub drain is connected with a T fitting and not a Y fitting. Drain appears to be leaking at drain pipe connections in laundry area.**

Fixtures

- **Monitor:** The sink in the second floor bathroom was observed to drain slowly, suggesting that an obstruction may exist.

Discretionary Improvements

During the process of plumbing fixture renovation, it would be wise to replace old piping that is exposed.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Tile •Wood Laminate
Window Type(s) & Glazing:	•Fixed Pane •Single Pane
Doors:	•Wood-Hollow Core •Metal •Sliding Glass

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in below average condition. When redecorating, repairs will be necessary in some areas prior to painting or wallpapering.

RECOMMENDATIONS / OBSERVATIONS

Water damage was observed in the second floor bath. Sagging drywall on the ceiling was observed in the upper bedroom closet. Evidence of roof leaks. Possible mold due to non removal of wet drywall and possible continuing roof leaks. See Roofing Section.



Wall / Ceiling Finishes

- **Monitor:** An apparent water staining was noted in the second floor bathroom. The area was dry at the time of the inspection, but due to the lack of recent rain we are unable to determine if the stain is still active. Recommend consulting with the current owners for additional information prior to closing. If the leak is still active, we recommend repair/replace as needed to remedy the leak.
- **Monitor, Repair:** Water damage was noted in the second floor bathroom.
- **Monitor:** Evidence of patching was detected in various locations.
- **Monitor:** Damage to the interior finish was observed in various locations.
- **Monitor:** Textured or "popcorn" ceiling material was visible in various locations. Asbestos detection or testing is beyond the scope of this inspection.

Floors

- **Monitor:** The tile floor is cracked. **At stair railing termination.**
- **Monitor:** Seams in the vinyl flooring are not in ideal condition. Improvement is discretionary.

Doors

- **Repair:** Doors throughout should be trimmed or adjusted as necessary to work properly.
- **Improve:** The sliding glass door could be improved to operate freely.
- **Monitor:** The screen for the sliding glass door is missing.

Kitchen Counters

- **Repair:** The kitchen countertop is damaged.

Kitchen Cabinets

- **Monitor:** The kitchen cabinets are old. Improvement may ultimately be desirable.

Stairways

- **Repair:** Loose stairway handrails should be better secured.
- **Repair:** The size and/or orientation of the stairway “treads” may make the stairway difficult to negotiate. , this condition should be altered for improved safety.

Environmental Issues

- **Monitor:** Based on the age of this home, there is a possibility the ceiling texture may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the ceiling are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Discretionary Improvements

In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home. Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Electric Range •Dishwasher •Waste Disposer •Refrigerator

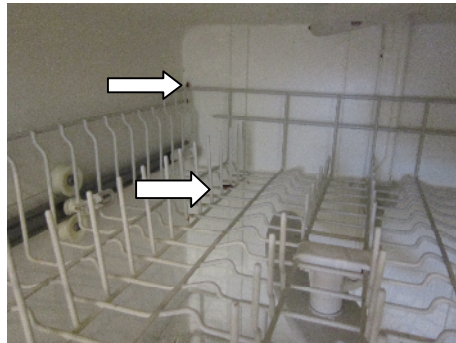
Laundry Facility:

•240 Volt Circuit for Dryer •Hot and Cold Water Supply for Washer

APPLIANCES OBSERVATIONS

The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

RECOMMENDATIONS / OBSERVATIONS



Live roaches were observed inside the dishwasher. Roach powder was observed on the floor behind the stove and refrigerator. Recommend insect exterminator.

Electric Range

- **Repair:** A burner on the electric range is inoperative. **Right hand rear. Repair or replace.**

Dishwasher

- **Monitor:** The dishwasher is an old unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher. In the interim, a higher level of maintenance can be expected.

Waste Disposer

- **Repair:** The wiring leading to the waste disposer appears to be defective. This should be improved as soon as possible.
- **Monitor:** The waste disposer is excessively noisy. **No wire clamp installed. Debris in disposal.**

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Photo Summary



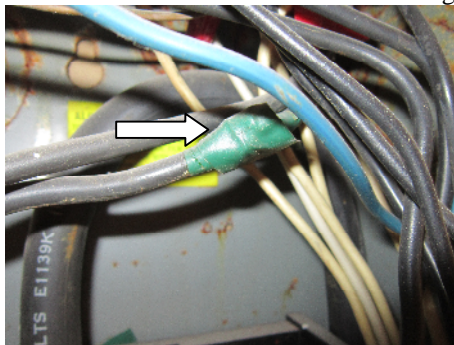
Abandoned homes across from subject home



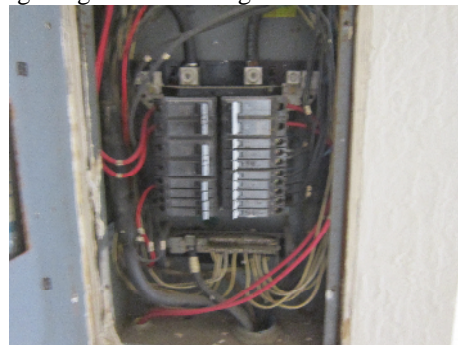
water damage to adjacent of subject home



Exterior maintenance is lacking, damaged lights and fence gate



220 wire splice should not be taped, wire nut

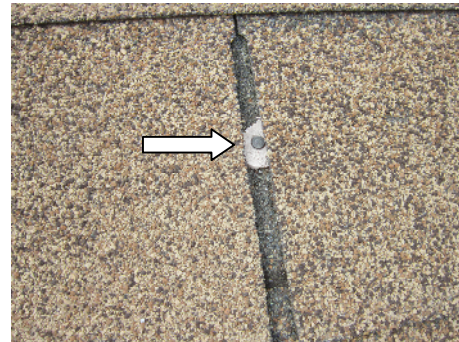


interior panel is rusty, water intrusion?

Photo Summary



Roofing repairs recently done show cement patching only, no metal installed

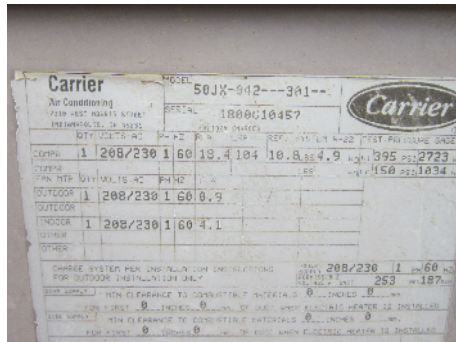


Roof shingles improperly nailed exposing many nails to water

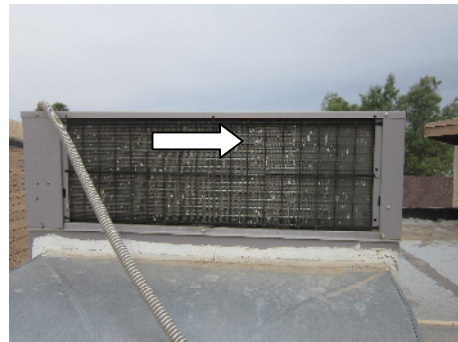


Ponding evidence on rolled roofing and seams patched sheathing sagging between rafters may be rotted

Photo Summary



Carrier Roof Mounted Heat Pump 2000



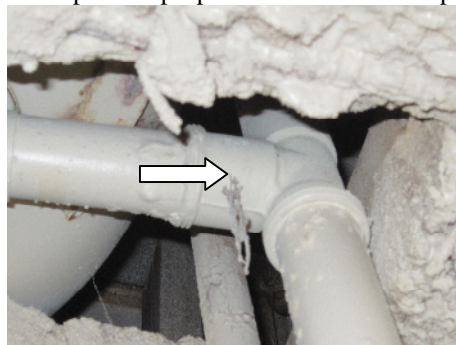
minor hail damage to cooling fins on unit



Drain pitch improper and connection suspect



openings inside cabinets need sealing for insects



Upper bathtub drain should connect with a Y fitting not T



wall openings should be sealed for insects

Photo Summary



Drywall ceiling sagging from water damage in closet



interior doors do not properly close



Possible asbestos in ceiling texture



roaches in many areas



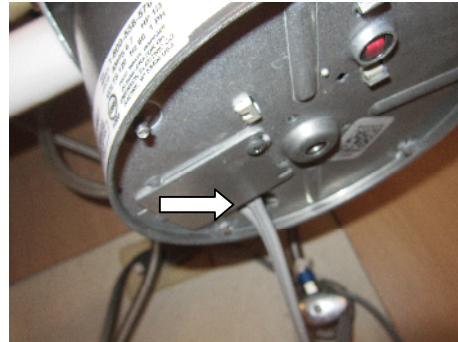
Roach powder and dead roaches as well as live roaches were observed



Photo Summary



Damaged tile countertop in kitchen



missing wire clamp on disposal



Loose stair railing and broken floor tile at stairway



missing floor trim between tile and laminate