



# PLAY IT SAFE HOME INSPECTION, LLC

## HOME INSPECTION REPORT

Prepared For Exclusive Use By  
**John Doe**



For The Property Located At  
**1334 Anwhere Street, Las Vegas, NV 89148**

NOTICE: This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete

or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

# Table of Contents

Cover Page	1
General Information	5
Summary Inspection Report	6
Full Inspection Report	13
Exterior	13
Grading and Drainage	13
Hardscaping	13
Building Features	13
Structural	14
Structure & Framing	14
Slab Foundation	14
Garage Foundation	14
Roof	15
Primary Roof	15
Attic and Loft	15
Attic	15
Electrical	15
Service	15
Main Panel	16
Lights and Switches	16
Receptacle Outlets	16
GFCI Protection	16
AFCI Protection	16
Plumbing	16
Water Supply System	16
Plumbing Fixtures	17
Water Heater	17
Gas Supply System	18
Heating	18
Forced Air Furnace	18
Heat and AC	19
Split System	19
Fireplace	19
Gas Appliance	19
Interior	19
General	19
Floors	19
Walls and Ceilings	20
Windows	20
Doors	20
Stairs and Landings	20
Cabinet and Pantry	20
Built-In Appliances	20
Smoke Alarms	21
Other Components	21
Garage	21
Interior	21
Vehicle Doors	21
General	22
Environmental Comments	22



## General Information

Inspection Address:	1334 Anwhere Street
Property City:	Las Vegas
Property State:	NV
Inspection Date:	06.12.2009
Inspection Start Time:	10:00 AM
Inspection End Time:	01:45 AM
Weather:	Sunny and hot
Inspector Name:	Rachel Phillips
Client:	John Doe
Buyer Agent Name:	Susan Johnson
Inspection Fee:	300.0
Structure Type:	Wood Frame
Furnished:	Partial
Number of Stories:	2
Structure Style:	Single Family
Structure Orientation:	S/W
People on Site At Time of Inspection:	Susan Johnson, John Doe,

# Summary Inspection Report

This summary report is intended to provide the client and those individuals directly involved in this transaction a convenient and cursory preview of some of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire home inspection report, or be viewed as a tacit endorsement of the condition of components or features that do not appear in this summary report.

## Section 1.0 - Exterior

### Grading and Drainage

#### Surface Drainage

PREVENTIVE: Soil not sloped to drain water away from structure

#### Hardscaping

#### Driveway

COMMENTS: The driveway is functional

#### Walkways

MONITOR: Walkway functional but has some cracks

### Building Features

#### Wall Coverings

DEFICIENT: Gaps or openings in wall coverings need repair

#### Fascia and Trim

COMMENTS: Fascia board and trim appears satisfactory

#### Eaves and Soffits

COMMENTS: Eaves or soffits in satisfactory condition

#### Screens

COMMENTS: Provided window and door screens are functional

DEFICIENT: Sliding door screens are missing

#### Common Areas

DEFERRED: Common Systems or areas were not inspected

## Section 2.0 - Structural

### Structure & Framing

#### Wall Structure

COMMENTS: Wall structure appeared functional

#### Floor Structure

COMMENTS: The floor structure appeared functional

COMMENTS: Floor type and construction materials

#### Ceiling and Roof Structure

COMMENTS: Ceiling and roof structure functional

COMMENTS: Ceiling and roof structure framing type

### **Slab Foundation**

#### **General Comments**

COMMENTS: The structure has a concrete slab foundation

#### **Concrete Slab**

COMMENTS: Concrete slab foundation appears satisfactory

### **Garage Foundation**

#### **Concrete Slab**

DEFERRED: Garage slab functional but inspection limited

## **Section 3.0 - Roof**

### **Primary Roof**

#### **Roof Access**

DEFERRED: Roof was not accessed for safety reasons

#### **Flashings**

COMMENTS: Roof flashing appears satisfactory

## **Section 4.0 - Attic and Loft**

### **Attic**

#### **General Comments**

DEFERRED: Attic inspection limitations

#### **Ventilation**

COMMENTS: Ventilation and screening appears satisfactory

#### **Insulation**

COMMENTS: Attic floor appears sufficiently insulated

## **Section 5.0 - Electrical**

### **Service**

#### **Service Entrance**

COMMENTS: Service entrance type

#### **Service Lines**

COMMENTS: Service lines and connections satisfactory

#### **Service Disconnect**

COMMENTS: No main disconnect and one is needed

#### **Grounding Electrode System**

COMMENTS: Main panel appears correctly grounded

## **Main Panel**

### **Main Panel**

COMMENTS: Main panel has no visible deficiencies

### **Panel Covers**

COMMENTS: Interior and exterior panel covers satisfactory

### **Circuit Breakers**

COMMENTS: Circuit breakers in main panel satisfactory

## **Lights and Switches**

### **Interior**

DEFICIENT: There are no light fixtures in the bedrooms

## **Receptacle Outlets**

### **Interior and Exterior**

COMMENTS: All tested receptacle outlets were functional

## **GFCI Protection**

### **General Comments**

COMMENTS: GFCI technology life-saving but can fail

### **GFCI Receptacle Outlets**

COMMENTS: GFCI outlets responded correctly

### **Inspection Limitations**

DEFERRED: GFCI tested with manufacturers test buttons

## **AFCI Protection**

### **Inspection Limitations**

DEFERRED: AFCI tested with manufacturers test button

## **Section 6.0 - Plumbing**

### **Water Supply System**

#### **Water Main**

COMMENTS: Water main size and material and entry location

#### **Pressure Regulator**

COMMENTS: Functional water pressure regulator installed

#### **Hose Bibs**

COMMENTS: The hose bibs are functional

#### **Water Softener**

COMMENTS: Water softener was installed but not tested

#### **Inspection Limitations**

DEFERRED: Water quality or potability not tested

## **Plumbing Fixtures**

## **Sinks**

DEFICIENT: A sink is slow draining or partially blocked

DEFICIENT: Spray wand at kitchen sink needs service

## **Toilets**

COMMENTS: The toilets in the home are functional

## **Stall Showers**

DEFICIENT: Shower head missing and needs replacement

## **Tubs**

COMMENTS: The tubs are functional

## **Inspection Limitations**

DEFERRED: Shower pans and enclosures not water tested

DEFERRED: Tub and sink overflows not filled or tested

## **Water Heater**

### **Water Heater**

COMMENTS: Water heater functioning satisfactorily

### **Controls**

COMMENTS: Control valve handle or knob functional

### **TPR Valve**

COMMENTS: TPR valve and discharge line provided

### **Drip Pan**

PREVENTIVE: No drip pan or overflow pipe provided

### **Venting Provisions**

COMMENTS: Vent pipe and cap appear functional

### **Seismic Bracing**

COMMENTS: Water heater is seismically braced

### **Drain Valve**

COMMENTS: Drain valve satisfactory or not leaking

## **Gas Supply System**

### **Meter and Main**

COMMENTS: Gas meter appeared satisfactory

## **Section 7.0 - Heating**

### **Forced Air Furnace**

#### **General Comments**

COMMENTS: Forced-air heating system information

#### **Air Filter**

DEFICIENT: Filter is dirty and should be changed

#### **Distribution System**

DEFICIENT: Distribution ducts separated or damaged

### **Service Conditions**

COMMENTS: Working platform in attic satisfactory

## **Section 8.0 - Heat and AC**

### **Split System**

#### **Cooling**

COMMENTS: Cooling system responded to user controls

#### **Condensate Drainage**

COMMENTS: Condensate discharge pipes appear functional

## **Section 9.0 - Fireplace**

### **Gas Appliance**

#### **Fireplace**

COMMENTS: Factory-built system has no visible defects

## **Section 10.0 - Interior**

### **General**

#### **Interior Inspection**

DEFERRED: Interior inspection information

#### **Floors**

##### **Floor Coverings**

DEFICIENT: Vinyl floor covering has lifted

#### **Walls and Ceilings**

##### **Walls**

COMMENTS: Wall coverings are functional

##### **Ceilings**

DEFERRED: Moisture-like staining in ceiling

#### **Windows**

##### **Windows**

COMMENTS: Window type

COMMENTS: All tested windows were functional

#### **Doors**

##### **Exterior**

DEFICIENT: Hardware at exterior door needs service

##### **Closets**

COMMENTS: Closet doors satisfactory

## **Stairs and Landings**

### **Handrails**

COMMENTS: Handrailings appear functional

## **Cabinet and Pantry**

### **Cabinetry**

COMMENTS: One or more cabinet drawers are damaged

## **Built-In Appliances**

### **Appliances**

COMMENTS: Appliances tested for primary functionality only

### **Dishwasher**

COMMENTS: Dishwasher responded to controls

### **Garbage Disposal**

DEFICIENT: Garbage disposal did not respond

### **Gas Range**

COMMENTS: Gas range responded to controls

### **Gas Oven**

COMMENTS: Gas oven responded to controls

### **Vent Hood**

COMMENTS: Vent hood responded to controls

### **Microwave**

COMMENTS: Microwave oven responded to controls

## **Smoke Alarms**

### **Testing**

DEFERRED: Smoke detectors not tested

## **Other Components**

### **Doorbells**

COMMENTS: Doorbell responded

## **Section 11.0 - Garage**

### **Interior**

#### **General Comments**

DEFERRED: Stored items and belongings may conceal defects

#### **Fire Door**

COMMENTS: Interior door fire-rated and self closing

#### **Firewall**

COMMENTS: Garage firewall appears satisfactory

#### **Vehicle Doors**

### **Automatic Opener**

COMMENTS: Automatic door opener is functional

SAFETY: Two or more auto openers do not auto reverse

## **Section 12.0 - General**

### **Environmental Comments**

#### **Pest Control**

COMMENTS: Your home inspector is not a pest control operator

# Full Inspection Report

## Section 1.0 - Exterior

### Grading and Drainage

#### Surface Drainage

1.1 - PREVENTIVE: The soil is not sufficiently sloped or graded to drain runoff water away from the the south side of the residence. Inadequate drainage and grading around a building can lead to moisture intrusion and create an environment conducive to the growth of mold. It can also damage the foundation and/or cause excessive settlement. As a preventive measure we recommend that the soil be sloped to drain surface water away from the residence for ten feet or more and/or that hardscaping be installed, and/or that an appropriate drainage system be provided.



### Hardscaping

#### Driveway

1.2 - COMMENTS: The concrete driveway is functional.

#### Walkways

1.3 - MONITOR: The concrete walkway at the south side of the residence is functional but has some cracks that are probably due to settlement or expansion but that do not appear to warrant attention or concern at this time.

### Building Features

#### Wall Coverings

1.4 - DEFICIENT: There are gaps or openings in the stucco wall coverings at the south side of the residence that will need to be repaired or otherwise made watertight in order to help prevent against moisture or pest intrusion.



### Fascia and Trim

1.5 - COMMENTS: The fascia board and trim appears to be in satisfactory condition.

### Eaves and Soffits

1.6 - COMMENTS: The eaves are in satisfactory condition.

### **Screens**

1.7 - COMMENTS: The provided window and door screens are functional.

1.8 - DEFICIENT: There are missing slider door screens at the south side of the residence that you may wish to have replaced.

### **Common Areas**

1.9 - DEFERRED: Common areas/systems/components such as the property exteriors, fencing and gating, decks and balconies, wood trim, etc. were not inspected and are outside the scope of a home inspection and our service. Any information provided in this report regarding the condition of same is being provided as a courtesy only.

## **Section 2.0 - Structural**

### **Structure & Framing**

#### **Wall Structure**

2.1 - COMMENTS: The wall structure components appear functional.

#### **Floor Structure**

2.2 - COMMENTS: Where visible, the floor structure components appeared functional.

2.3 - COMMENTS: The floor of the home is constructed of poured concrete.

#### **Ceiling and Roof Structure**

2.4 - COMMENTS: The ceiling and roof structure appeared functional.

2.5 - COMMENTS: The ceiling and roof structure is framed with prefabricated wood trusses.

### **Slab Foundation**

#### **General Comments**

2.6 - COMMENTS: The home has a concrete slab foundation. Not all slab foundations are alike, however. For example, steel reinforcement bars and moisture barriers were not used in earlier slabs, but are included in most new slabs. Some slabs are post-tension, which incorporate the use of cable that is put under tension to help prevent cracking. In any event, our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any significant cracks or structural deformation. However, we do not move furniture or remove the floor coverings, nor do we use any specialized measuring equipment. It is, however, important to note that most concrete slabs are found to contain cracks when the floor coverings are removed, but cracks that are less than 1/4" and are not offset are generally not considered to be structurally significant.

#### **Concrete Slab**

2.7 - COMMENTS: The visible portions of the concrete slab foundation appeared to be in satisfactory condition at the time of the inspection.

#### **Garage Foundation**

#### **Concrete Slab**

2.8 - DEFERRED: Where visible, the garage concrete slab foundation appeared to be in satisfactory condition. However, the garage was filled with stored items, preventing a clear view of the slab and perimeter stem walls and for this reason we cannot fully endorse it. We recommend that the slab and perimeter stem walls be reinspected once all stored items and belongings are removed.

## **Section 3.0 - Roof**

### **Primary Roof**

#### **Roof Access**

3.1 - DEFERRED: The roof pitch was too steep to safely access. Not being able to access and walk a roof significantly limits our inspection which can result in hidden defects going undetected. We therefore recommend that you have the covering evaluated by an appropriately qualified specialist for further remarks and recommendations.

#### **Flashings**

3.2 - COMMENTS: The roof flashing, where visible, appears to be in satisfactory condition. Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from intersections between the roof covering and other materials.

## **Section 4.0 - Attic and Loft**

### **Attic**

#### **General Comments**

4.1 - DEFERRED: We will inspect the attic as best as we possibly can from all accessible vantage points. However, we will usually not try to enter an attic that is less than thirty-six inches high, or where passage is restricted by framing, furnaces, distribution ducting, etc, nor will we attempt to access any areas where the insulation conceals the framework that would otherwise provide a visible secure footing. With regards to insulation, we do not attempt to determine its R-value, do not sample or test its composition for hazardous content, and use approximate measurements and descriptive terminology. Also, since we do not move or disturb the insulation during our inspection, components such as water pipes, electrical conduits, junction boxes, exhaust fans, etc. may not be visible for evaluation.

#### **Ventilation**

4.2 - COMMENTS: Ventilation within the attic appears to be adequate and the accessible vents appear properly screened.

#### **Insulation**

4.3 - COMMENTS: The attic floor is insulated with approximately 5 inches of fiberglass batt insulation, which should be adequate.

## **Section 5.0 - Electrical**

### **Service**

#### **Service Entrance**

5.1 - COMMENTS: The service entrance is overhead.

#### **Service Lines**

5.2 - COMMENTS: The service lines, mast weather head and cleat are in satisfactory condition.

### **Service Disconnect**

5.3 - COMMENTS: The main electrical disconnect is located inside the service panel.

### **Grounding Electrode System**

5.4 - COMMENTS: The main electrical panel appears to be properly grounded.

### **Main Panel**

#### **Main Panel**

5.5 - COMMENTS: The main panel and its components have no visible deficiencies.

#### **Panel Covers**

5.6 - COMMENTS: The interior and exterior covers at the main panel appear functional.

#### **Circuit Breakers**

5.7 - COMMENTS: There were no visible deficiencies with the circuit breakers in the main electrical panel.

### **Lights and Switches**

#### **Interior**

5.8 - DEFICIENT: Several rooms in the home do not have light fixtures at the ceilings and wiring is exposed. Recommend further evaluation by a licensed electrical contractor.

### **Receptacle Outlets**

#### **Interior and Exterior**

5.9 - COMMENTS: All tested interior and exterior receptacle outlets were functional.

### **GFCI Protection**

#### **General Comments**

5.10 - COMMENTS: Ground fault circuit interruption (GFCI) technology is life-saving and very important, but these devices can fail at any time. We recommend that you carefully test all GFCI devices for proper function on a regular basis using the manufacturers test button(s).

#### **GFCI Receptacle Outlets**

5.11 - COMMENTS: The GFCI protected receptacle outlets at the home responded correctly when tested using the built-in test buttons.

#### **Inspection Limitations**

5.12 - DEFERRED: GFCI equipment was tested using the manufacturers test buttons only.

### **AFCI Protection**

#### **Inspection Limitations**

5.13 - DEFERRED: AFCI equipment was tested with manufacturers test buttons only.

## **Section 6.0 - Plumbing**

### **Water Supply System**

#### **Water Main**

6.1 - COMMENTS: Where exposed to view, the water main entering the home is 3/4 inch copper. The supply line enters at the north side of the residence.

## **Pressure Regulator**

6.2 - COMMENTS: A water pressure regulator was in place on the main water line. External water pressure was 70 psi at the time of the inspection, which is acceptable.

## **Hose Bibs**

6.3 - COMMENTS: The hose bibs are functional.

## **Water Softener**

6.4 - COMMENTS: A water softener was observed on the property. Evaluation of water softeners falls outside the scope of a home inspection. If the softener will transfer with the property, you will need to obtain a maintenance manual and/or research its operation and maintenance requirements, and/or have the owner/seller demonstrate its operation and functionality.

## **Inspection Limitations**

6.5 - DEFERRED: Water quality or potability of water supply was not evaluated or tested.

## **Plumbing Fixtures**

### **Sinks**

6.6 - DEFICIENT: The sink in the master bathroom is slow draining or partially blocked and needs service.

6.7 - DEFICIENT: The faucet at the kitchen sink is loose and needs service.



### **Toilets**

6.8 - COMMENTS: The toilet responded properly when flushed.

### **Stall Showers**

6.9 - DEFICIENT: The shower head in the master bathroom stall shower is missing and needs replacement.

### **Tubs**

6.10 - COMMENTS: The tubs in the hall bathroom and master bathroom are functional.

## **Inspection Limitations**

6.11 - DEFERRED: Shower stall surrounds are not tested for watertightness.

6.12 - DEFERRED: Tub and sink overflows are not filled or tested as a part of our inspection.

## **Water Heater**

### **Water Heater**

6.13 - COMMENTS: The water heater was functioning satisfactorily at the time of the inspection, with no evidence of prior or active leakage observed.

### **Controls**

6.14 - COMMENTS: The control valve handle or knob was functional.

### **TPR Valve**

6.15 - COMMENTS: A temperature and pressure relief (TPR) valve was installed at the water heater as required. The valve includes a discharge pipe that discharges to within 6 inches of the ground at a visible and accessible exterior location as needed.

### **Drip Pan**

6.16 - PREVENTIVE: The water heater was not equipped with a drip pan or overflow pipe to minimize water damage from a leak, and you may wish to install a drip pan and overflow pipe as a preventative measure.

### **Venting Provisions**

6.17 - COMMENTS: The vent pipe and cap on the gas water heater appeared to be functional.

### **Seismic Bracing**

6.18 - COMMENTS: The water heater is braced, anchored or strapped to help prevent falling or moving during an earthquake.

### **Drain Valve**

6.19 - COMMENTS: A drain valve was installed on the water heater. No leakage was noted. However, our evaluation did not include turning or testing of the drain valve.

### **Gas Supply System**

#### **Meter and Main**

6.20 - COMMENTS: The gas meter appeared to be in satisfactory condition, and is located at the south side of the residence.

## **Section 7.0 - Heating**

### **Forced Air Furnace**

#### **General Comments**

7.1 - COMMENTS: A forced-air or warm air heating system is one which uses air as its heat transfer medium. These systems use ductwork and vents as a means of air distribution. The return plenum carries the air from several large return grills to a central air handler for re-heating. The supply plenum directs heated air from the central unit to registers in the rooms which the system is designed to heat. Regardless of type, all air handlers consist of an air filter, blower, heat exchanger/element/coil, and various controls. Like any other kind of central heating system, thermostats are used to control forced air heating systems.

#### **Air Filter**

7.2 - DEFICIENT: The filters are dirty and should be changed right away and then again every two or three months thereafter. If filters are not changed regularly, the ducts can become contaminated to the point where they may need to be cleaned or even replaced.

#### **Distribution System**

7.3 - DEFICIENT: One of the slip fitted metal distribution ducts in the attic is damaged and should be serviced by an appropriately qualified specialist.



## **Service Conditions**

7.4 - COMMENTS: The working platform in the attic was satisfactory. This platform must remain free and clear of stored items to allow access to, and servicing of, the furnace.

## **Section 8.0 - Heat and AC**

### **Split System**

#### **Cooling**

8.1 - COMMENTS: The split-system central cooling responded to normal user controls at the time of the inspection, with an average differential temperature split of approximately 15 degrees F degrees between the air entering the return and that coming out of the registers.

#### **Condensate Drainage**

8.2 - COMMENTS: The primary and secondary condensate discharge pipes appear to be functional.

## **Section 9.0 - Fireplace**

### **Gas Appliance**

#### **Fireplace**

9.1 - COMMENTS: The factory-built fireplace and chimney system has no visible defects.

## **Section 10.0 - Interior**

### **General**

#### **Interior Inspection**

10.1 - DEFERRED: Our inspection of the interior includes the visually accessible areas of walls, floors, ceilings, counters, cabinets and closets, and includes the testing of a representative number of windows and doors. However, we do not move furniture or the contents of closets or cabinets, lift carpets or rugs, and we do not comment on cosmetic deficiencies. The interior areas are inspected from floor level only and without the use of a ladder.

#### **Floors**

##### **Floor Coverings**

10.2 - DEFICIENT: The vinyl floor coverings in the laundry room have lifted and will need service.



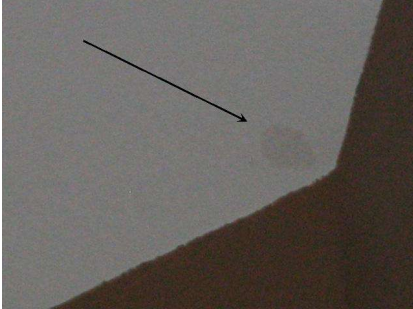
## **Walls and Ceilings**

### **Walls**

10.3 - COMMENTS: The wall coverings have several small holes that could be filled, but the walls themselves are functional.

### **Ceilings**

10.4 - DEFERRED: There is a small discoloration in the living room ceiling covering that you will need to have evaluated. This could be just a spot that never got painted properly. You might consider getting this evaluated.



## **Windows**

### **Windows**

10.5 - COMMENTS: The windows in this home are predominately a double paned gliding type.

10.6 - COMMENTS: All tested windows were found to be functional at the time of the inspection.

### **Doors**

#### **Exterior**

10.7 - DEFICIENT: The locking and/or latching hardware at the fire door needs service.

#### **Closets**

10.8 - COMMENTS: The closet doors function satisfactorily.

## **Stairs and Landings**

### **Handrails**

10.9 - COMMENTS: The handrailings appear to be functional and secure.

## **Cabinet and Pantry**

### **Cabinetry**

10.10 - COMMENTS: Both pull out trays at the kitchen island cabinets are installed crooked and could bind.

## **Built-In Appliances**

### **Appliances**

10.11 - COMMENTS: The appliances are tested for primary functionality only. Your inspector does not and can not evaluate them for their overall performance or for any secondary features, settings or cycles.

#### **Dishwasher**

10.12 - COMMENTS: The unknown brand dishwasher responded to normal user controls and progresses through all of its cycles in the 'normal' mode but the baskets inside the unit do show signs of wear.



### **Garbage Disposal**

10.13 - DEFICIENT: The garbage disposal did turn on but does not sound like it is functioning properly. Recommend getting the unit serviced.

### **Gas Range**

10.14 - COMMENTS: The GE gas range responded to normal user controls.

### **Gas Oven**

10.15 - COMMENTS: The GE gas oven responded to normal user controls.

### **Vent Hood**

10.16 - COMMENTS: The built-in Vent-A-Hood vent hood responded to normal user controls.

### **Microwave**

10.17 - COMMENTS: The built-in GE microwave oven responded to normal user controls.

### **Smoke Alarms**

#### **Testing**

10.18 - DEFERRED: In accordance with home inspection industry standards, we do not test smoke detectors. However, they are an important safety feature that must not be overlooked, and it is important to make sure that there are functional detectors installed at all required locations prior to occupying the premises.

### **Other Components**

#### **Doorbells**

10.19 - COMMENTS: The doorbell responded audibly to its test button.

## **Section 11.0 - Garage**

### **Interior**

#### **General Comments**

11.1 - DEFERRED: Stored items and belongings significantly limited our evaluation of the garage. We recommend that you have the garage reinspected once all stored items have been removed, as hidden defects may exist.

#### **Fire Door**

11.2 - COMMENTS: The interior door accessing the garage appears to be solid core, or fire-rated, and self-closes and latches as needed to maintain the fire separation barrier between the living areas of the home and garage.

#### **Firewall**

11.3 - COMMENTS: Where visible, the firewall in the garage appeared to be in satisfactory condition. The normally required rating, however, could not be verified.

### **Vehicle Doors**

#### **Automatic Opener**

11.4 - COMMENTS: The automatic garage vehicle door opener and auto reversing feature functioned satisfactorily when tested.

11.5 - SAFETY: The two automatic garage vehicle door openers are functional but they do not auto-reverse as needed to prevent injury or entrapment to those passing beneath it, and they will need to be adjusted or otherwise made functional for safety. We recommend that older openers not incorporating this important safety feature be

upgraded/replaced with ones that do.

## **Section 12.0 - General**

### **Environmental Comments**

#### **Pest Control**

12.1 - COMMENTS: Your home inspector is not a licensed pest control operator, and is not trained or appropriately qualified to provide you with any information with regards to rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore recommend that you have the residence inspected for these conditions by an appropriately qualified and licensed pest control operator prior to the close of this transaction.

# Important Information

## Important - Please Read Carefully

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information upon receipt. This inspection has been performed, and this report prepared, in accordance with State-recognized standards for home inspections. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. In this report, the inspector will note which systems and components were inspected, and report any deficiencies, safety concerns, maintenance and monitoring requirements, and any items that are deferred.

### DEFINITION OF TERMS USED IN REPORT:

**DEFICIENT:** A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

**SAFETY CONCERN:** Items or conditions reported as a safety concern may be property or system upgrades that enhance general safety, others may be considered life threatening. Your inspector will NOT prioritize or emphasize the importance of one safety concern over another. For this reason, ALL safety concerns should be evaluated by appropriate specialists and corrected immediately.

**MAINTENANCE:** A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, maintenance or improvement at this time. General deficiencies include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

**PREVENTIVE:** Any improvement to an area, system, component or condition that would help prevent a deficiency from occurring.

**MONITOR:** An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's concern stated in the report should be monitored or further evaluated by an appropriate person.

DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and will require further evaluation by a licensed and qualified contractor or other professional. These may also be items outside our standard of practice, inaccessible or not functional. Specialist evaluation of deferred items should take place as soon as possible to avoid any unpleasant surprises after title to the property has been transferred.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified trades- persons may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but may choose to do so for an additional fee.

Property conditions can and do change with time and use. Appliances and mechanical devices can fail at any time, plumbing gaskets and seals may crack and leak if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.