

INSPECTION REPORT

Customer

1.0 _____ *This report was performed for the exclusive use of
Mr & Mrs Home Buyer.*

Address

1.0 _____ *Property Address*

*123 W. New Home Street
Phoenix AZ.*

Inspector

1.0 _____ *This Inspection was Performed by
Dan Harris Arizona Certified Home Inspector #38440
ASHI Certified Inspector # 206929
480-756-9064
www.INSPECTAZ.com.*

Date of the Inspection

1.0 _____ *This inspection was performed on May 16, 2001.*

Description of property

1.0 _____ *This two story home is apx . 3000
sq ft.*



3 rd Party Use

1.0 _____

*The following report provides condition and evaluation of homes condition and components at time of inspection only, with limitations as identified in The Pre-Inspection Agreement and the Standards of Professional Practice for Arizona Home Inspectors.
Conditions change and Components will fail daily, often without notice.
Inspector Accepts No liability of use or misinterpretation of 3rd parties.*

Conditions at the Start of the Inspection

1.1 Time _____ *The inspection began at 9:00 AM.*

1.2 Sky _____ *The sky was clear at the beginning of the inspection.*

1.3 Temperature _____ *The outside air temperature, at the start of this inspection, was 85-90 degrees F.*

Inspection Fee

1.3 _____ \$325.00.

Paid In Full By

1.3 _____ Credit Card.

The Age of the Property

1.3 _____ This property is approximately 10 years old.

The Orientation of the Property

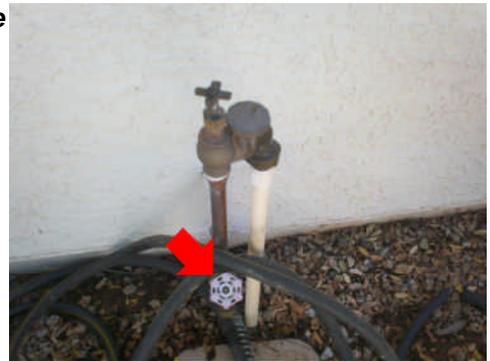
1.3 _____ For the purposes of identification, comments in this report are written right, left, front and back, as if the inspector were standing at the front of the property and looking in from the outside of the main entry door to the building.

Persons Who Attended

1.3 _____ The customer and the customer's real estate agent were on the property at the completion of the inspection.

Main Water Shut-Off Location

1.3 _____ The water supply main shut-off valve was outside on front of the home.



Main Electrical Power Panel Location

1.4 Electrical Panel/
Meter Location _____ The main electrical service disconnect was located on the exterior wall, on the left front corner of the garage.

Main Gas Shut-Off

1.4 _____ The gas meter was located on the exterior, on the left side of the garage.

Main Sewer Cleanout Location

1.4 _____ The main sewer clean-out was located on the front side of the property.

Building permits

1.4 _____ This inspection does not confirm if the proper permits were obtained when this home was built, and or if permits were issued for any remodeling that may of been completed on this property. Additional information on permits obtained for this property can be obtained at the local building department.

Using Your Report

1.4

Definition of description of identified conditions.

GOOD OR ACCEPTABLE CONDITION. *Items identified as good condition were functional. Consideration was given for normal wear.*

CORRECTION RECOMMENDED. *The item was in need of additional evaluation and repair or replacement by a qualified and licensed contractor.*

REPLACEMENT RECOMMENDED. *The item was at the end of it's normal life. Recommend contacting at least 3 qualified licensed contractors, to obtain a bid to replace the identified item.*

MONITOR .. *The item was functional at time of inspection. Repair or replacement may be needed in the future.*

RECOMMENDED UPGRADE . *This addresses systems or components that may not been required when the home was built. These may be , but not limited to safety related items such as GFCI receptacles, smoke detectors, safety glass, spacing on stair railings etc.*

QUALIFIED CONTRACTOR. *The State of Arizona Requires all Contractors that perform a service over \$1000.00 to obtain an AZ contractors license. To verify if a contractor is state licensed, check if there are any complaints against a contractor of your choice, and additional information about the benefits of hiring a Licensed Contractor for all services, visit the Arizona Registrar of Contractors web site www.rc.state.az.us/*

NOTE: IF YOU HAVE ADDITIONAL QUESTIONS ABOUT THIS HOME, OR ANY CONTENT IN THIS REPORT, I STRONGLY ENCOURAGE CONTACTING ME, PRIOR TO COMPLETING THE SALES TRANSACTION

Product recalls or safety notices of defective components are outside the scope of this inspection.

*Items that have been recalled can be found at <http://www.cpsc.gov/>
<http://wemakeitsafer.com/blog/2013/02/how-home-inspectors-can-use-items-i-own-to-help-protect-consumers/>*

Standards of Practice for Arizona Home Inspectors

A full copy of the Standards for Arizona Home Inspectors can be viewed at

<http://www.azashi.org/pdfs/AZ-sop.pdf>.

BUILDING EXTERIOR

Per the AZ Standards of Professional Practice for Arizona Home Inspectors:

NOTE: Some of these required items are located in other sections of this report.

4. STRUCTURAL COMPONENTS.

4.1 The inspector shall observe:

A. 1. foundation. 2. floors. 3. walls. 4. columns. 5. ceilings. 6. roofs.

4.2 The inspector shall:

A. describe the type of : 1. foundation. 2. floor structure. 3. wall structure. 4. columns . 5. ceiling structure. 6. roof structure.

B. probe structural components where deterioration is suspected. However probing is NOT required when probing would damage any finished surface.

C. enter under floor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property or when dangerous or adverse situations are suspected .

D. report the method used to inspect under floor crawl spaces and attics.

E. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

5. EXTERIOR

5.1 The inspector shall observe:

A. wall cladding, flashings and trim. B. entryway doors and a representative number of windows. C. garage door openers . D. decks, balconies, steps, areaways, and porches including railings.

E. eaves, soffits and fascias. F. vegetation, grading, drainage, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.3 The inspector is not required to observe:

A. storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. B. fences. C. safety glazing. D. garage door remote control transmitters. E. geological conditions. F. soil conditions. G. recreational facilities H. outbuildings and other garages and carports.

Exterior and Structural Components.

2.1 Exterior Wall

Covering Material *Stucco and cultured stones.*

2.2 Windows

The exterior window frames were a painted, aluminum framed material.

2.3 Foundation

The support system for this building was, an engineered "Post Tensioned" concrete slab. This foundation system consists of steel cables run in conduit throughout the concrete slab and tensioned to provide a foundation stronger than a conventional concrete slab.

Condition of the Foundation

2.3

The foundation was inspected by walking around the entire home. The exposed foundations had hairline and/or small cracks. This type of cracking is often a result of shrinkage of materials and/or minor movement of the ground and usually does not affect the strength of the foundation. The foundations were in good condition.

Floor System

2.3

The floor system in this building was a concrete slab and wood framed flooring for the second floor.

Concrete Slab Condition

2.3 Access to the entire slab was limited, because of the installation of finished flooring, I did not see, or feel any conditions that indicate the slab is un-even or had any any large cracks under the floor coverings. Cracks in the concrete slab may be discovered when floor coverings are removed.

Stucco

2.4 Condition The exterior stucco application had numerous hairline cracks. Cracks less than the thickness of a dime are considered normal These should be patched in the normal course of routine maintenance, and or when you have the home re-painted to prevent water entry and damage.

Cultured Stone/ Brick Veneer

2.4 The cultured stone walls were properly secured and were in good condition.

Exterior Wall Structure

2.4 The exterior walls were wood framed.

Wood Framed Exterior Walls

2.4 The exterior walls were covered by the exterior finish. The exposed flashings were in good condition. I did not see any evidence of excessive bowing or broken wall studs.

Exterior Columns

2.4 The exterior columns were framed and covered with stucco.

Condition Of the Exterior Columns

2.4 The exterior columns were functional and were in acceptable condition.

Exterior Doors.

2.4 The exterior doors were functional and were in acceptable condition.

Exterior Door Hardware/ Flashings

2.4 ****The front entry door weather stripping is missing or damaged Correction Recommended.: Repair is recommended to prevent heating and cooling loss, and to help prevent pest entry.

Windows, Frames and Sills/ Flashings

2.4 The windows, their frames and sills, and exposed flashings were in acceptable condition.

Exterior Trim

2.4 *The exterior trim was in satisfactory condition.*

Fascia

2.4 *The exterior fascia was good condition.*

Eaves and Soffits

2.5 Condition Eaves and Soffits *The eaves and overhangs are in acceptable condition.*

Patio Cover

2.6 Condition *The patio cover was in acceptable condition.
The patio ceiling is covered with drywall, I was not able to determine if the plywood roof decking is damaged.*

Exterior Hose Bibs./ Anti- Siphons

2.7 Hose Bibs **** An anti-siphon device is missing on the rear exterior hose bib.
These inexpensive safety devices are designed to protect the house water supply from contamination from bacteria in the water hose, or from something sprayed using the garden hose (such as an insecticide, weed killer, fertilizer, etc.)
This safety device that screws on the faucet, can be purchased at most hardware or plumbing stores for apx \$6- \$8.00
Correction Recommended: An anti-siphon device should be installed to improve the margin of health safety.
<http://www.essortment.com/plumbing-tips-anti-siphon-backflow-prevention-mean-12774.html>*



Photo of an Anti-Siphon Device

2.8 Condition *The exterior faucets were properly secured/ were functional and were not leaking.*

Electrical

2.9 Receptacles *The exterior receptacles were GFCI protected and functioned properly when tested.*

2.10 Outlet Covers *Weather proof covers were installed on the exterior outlets.*

2.11 Light Fixtures *The exterior light fixtures were in good condition and were functional.*

Exterior GFCI Breaker Location

2.11 *The GFCI re-set breaker for the exterior outlets was located in the garage.*

Termite/ WDO Inspection

2.11

*A Termite/WDO inspection was scheduled to be completed by a Lic. Pest Control Contractor.
Suggest requesting a copy of the report from the Pest Control Contractor.*

SITE AND GROUNDS

Building Site and and Grounds

- 3.1 Topography *The general topography (surface of the ground) on the property was fairly flat.*
- 3.2 Driveways *The driveway surface was concrete.*
- 3.3 Walkways *The walkways were concrete.*
- 3.4 Patio *The patios were concrete.*

Per the Arizona Standards of Professional Home Inspectors:

5.1. The inspector Shall observe:

E. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with their respect to their effect on the condition of the building.

5.3 The Inspector is NOT required to observe:

- B. fences
- E. geological conditions.
- E. soil conditions

Grading Of The Area

- 3.5 Grading *The surface grading drained moisture away from the foundations of the building and was in acceptable condition.*

Driveway

- 3.6 Condition *The driveway was in acceptable condition.*

Walkways

- 3.7 Condition *The side walks were in good condition.*

Patio Surface

- 3.8 Condition *The patio surfaces were in acceptable condition.*

Gates

- 3.9 Condition. *The side yard gate was functional and was in good condition..*

Fencing

3.10 OK *The masonry fencing was in good condition.*

Lawn Watering/Sprinkler System

3.10

The plant/ watering system was functional, a back flow device was installed.

To determine if the system was functional I turned the control in the box to manual.

Determining the condition of the underwater lines, and if the sprinkler heads or bubblers are properly located, or if the control box is functional, is beyond the scope of this inspection.

ELECTRICAL SYSTEM

Per the AZ Standards of Professional Practice for Home Inspectors: The inspector shall observe :

- A. service entrance conductors. B. service equipment, ground equipment main current overcurrent device, main and distribution panels.
- C. amperage and voltage ratings of the service. D. branch service conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
- E. the operation of a representative number of installed lighting fixtures, switches and receptacles in the house, garage and on it's exterior walls.
- F. the polarity and grounding of all receptacles within six 6' interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.
- G. The operation of ground fault circuit interrupters.

The inspector shall:

- A. describe. 1. service amperage and voltage. 2. service conductor materials. 3. service type as being overhead or underground.
- 4. location of main and distribution panels.
- B. report any observed aluminum branch circuit wiring.

The inspector is not required to:

- A. insert any tool, probe or testing device inside the panels. B. test or operate any overcurrent device except ground fault interrupters.
- C. dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels.
- D. observe.
 - 1. low voltage systems
 - 2. smoke detectors
 - 3. telephone, security, cable TV, intercoms or any other ancillary wiring that is not part of the primary electrical distribution system.

Electrical System.

4.1 Entrance Service *The main electrical service entrance that supplies the power to the main electrical service panel, was an underground (buried) lateral type service. The riser was secured to the panel. I did not see any problems with the exposed components.*

4.2 Voltage *The electrical service voltage available to this home was both 120 and 240 volts.*

4.3 Main Circuit Overload Protection *The main overcurrent protection device was provided by a circuit breaker.*

4.4 Branch Circuit Protection

The branch circuit overload protection was provided by circuit breakers.

4.5 Amperage

The available ampacity provided through the service was 200 amps.

4.6 Grounding

The electrical system grounding was provided by the foundation reinforcing steel.

Electric Meter/Main Panel Location

4.6

The electric main panel was located on the right side of the garage.

Electric Meter Condition

4.6

The electrical meter was sealed and was not damaged.

Main Electrical Service Wire Type

4.6

The service entrance conductors were not visible and its type and adequacy of size was not be verifiable.

The Main Disconnect

4.6

The main disconnect of the electrical system was a single throw, main breaker at top of the panel.



Condition of The Main Service Panel

4.7 General

The main service panel was properly secured and was in good condition.

4.8 Exterior Electrical Service Enclosure

The inside cover was properly secured, and the openings in the panel were sealed to prevent contact with the electrical wires.

4.9 Circuit Breakers

The breakers were properly secured and were in good condition.

4.10 Breakers Labeled

*The circuit breakers were labeled .
Determining if they are properly labeled is beyond the scope of this inspection .*

4.11 Panel Wiring

The wiring in the service panel was in good condition, properly secured and sized to the breakers, and properly secured to the ground and neutral screws.

Service Grounding

4.11

*A copper grounding conductor was properly secured in the service panel, and presumed to terminate to the foundation.
The exact termination point was not visible.*

Electrical Conductor Material

4.11 *The conductor material in the 120 volt circuits were copper. The 240 volt circuits were installed utilizing copper or aluminum conductors. The use of stranded aluminum conductors in sizes of #8 (ampacity of 30) and larger is still standard acceptable for use in residential electrical systems.*

Outlets.

4.11 *The accessible outlets were checked if they were properly wired, they were not damaged, they were properly secured and were in acceptable condition.*

Switches:

4.11 *The accessible light switches were operated they were functional, not damaged and were in acceptable condition.*

Outlet and Switch covers

4.11 *The accessible outlet and switch plates were present and were in good condition.*

Light Fixtures

4.11 *The interior light fixtures were functional and in good condition.*

Ceiling Fans

4.11 *The ceiling fans were functional.*

Lighting in all rooms

4.11 *A light fixture or a switched outlet was provided in all of the rooms.*

Ground Fault Circuit Protection.

4.12 Definition *GFCI (ground fault circuit interrupter) protection is a modern safety device designed to help prevent shock hazards. GFCI breakers and receptacle's function is to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantial increased margin of safety.*

Present requirement standards include receptacles near sink and wash basins. In bathrooms, kitchens, basements,garages, exterior, crawl spaces and sump pumps.

http://www.ehow.com/list_7467974_gfci-receptacle-location-requirements.html

How does a GFCI Work

<http://www.thecircuitdetective.com/gfis.htm>

4.13 Condition *GFCI (Ground Fault Circuit Interrupter) protection was installed for all of the receptacles where this type of protection was required at the time this home was built.
Recommend testing these devices on a monthly basis.*

Wiring System Type

4.13 *The type of wiring system used in this building was Romex type wiring.*

WATER HEATER

Per the Arizona Standards of Professional Practice for Home Inspectors:

7.1 The inspector shall observe:

C. hot water systems including : 1. water heating equipment. 2.normal operating controls 3.automatic safety controls 4.chimneys, flues and vents

D. fuel storage and distribution systems including:

1. Interior fuel storage equipment, supply piping, venting, and supports

7.2 The inspector shall:

A. describe

3.water heating equipment.

7.3 The inspector is NOT required to:

C. operate automatic safety controls.

D. operate any valve except water closet valves, closet flush valves, fixture faucets and hose faucets

Water Heater

5.1 Location *The water heater was located in the garage.*

5.2 Age *The Bradford White water heater was approximately 3 years old.*

5.3 Water Heater Capacity *The storage capacity of the water heater was 50 gallons.*

5.4 Water Heater Energy *The energy source for the water heater was natural gas.*

Water Connections

5.5 Condition *The cold inlet and hot water outlet connections were not leaking and were in acceptable condition.*

Water Shut off Valve

5.5 *The water shut off valve at the water heater was functional.*

Temperature And Pressure Relief Valve

5.6 T-P Relief Valve *The water heater installation included a temperature and pressure relief valve. The valve was not leaking.
This device is an important safety device and should not be altered or tampered with.*

5.7 T-P Discharge Pipe *The temperature and pressure relief valve installation included a discharge pipe routed to an approved location.*

Water Heater Gas Supply Connections And Shut Off Valve

- 5.7 _____ *The gas supply piping installation was properly supported, and included a 90 degree shutoff valve by the unit for service personnel and emergency use.
The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.*

Sediment Trap

- 5.7 _____ **** A sediment trap was not installed on the gas line to the water heater. This may void the manufactures, or an extended warranty. A drip leg/sediment trap is currently required by all manufactures installation requirements, to prevent damage to the gas valve from moisture or debris in the gas lines.
Correction Recommended: A sediment trap should be installed to the manufactures installation specifications by a qualified plumbing contractor.*



http://contractingbusiness.com/service/cb_imp_6066/

Water Heater Ignition System

- 5.7 _____ *The water heater standing pilot light was controlled by a thermocouple safety device.
The system was in acceptable condition.*

Water Heater Burners

- 5.7 _____ *The water heater burner was clean and in acceptable condition.*

Auto Safety Controls

- 5.7 _____ *The water heater gas valve and automatic safety controls were in good condition.*

Water Heater Combustion Air Supply

- 5.8 Condition _____ *Combustion air was provided for the water heater.
Determining if the combustion air provided is adequate is beyond the scope of this inspection.*

Water Heater Venting System

- 5.8 _____ *The water heater vent pipe was properly installed, secured and was in acceptable condition.*

Installation Considerations

- 5.9 Condition _____ ****The water heater does not have a drain pan under it; In the event of a leak the water can cause damage to the personal contents, drywall and framing in the surrounding areas
Correction Recommended: To correct this the water heater should be drained and a drain pan should be installed under the water heater.
<http://homeguides.sfgate.com/installing-drain-line-hot-water-heater-pan-20173.html>*

General Comments About The Water Heater

5.9 *The water heater was operating satisfactorily at the time of the inspection.
The water heaters service life is apx. 10-15 years.*

PARKING STRUCTURE

Per the Standards of Professional Practice for Arizona Home Inspectors:

5.1 The inspector shall observe:

C. garage door openers.

5.2 The inspector shall:

B. operate all entryway doors and representative number of windows, including garage doors, manually or by using permanently installed controls of any garage door opener.

C. report whether or not any garage operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 The inspector is NOT required to observe:

D. garage door operator remote control transmitters.

11.1 The inspector shall observe:

E. separation walls, ceilings, and doors between the dwelling unit and an attached garage or another dwelling unit.

Auto Parking

6.0 *Parking was provided for three cars .*

Garage Door Opener[s]

6.0 *The double garage door opener operated properly raised and lowered the door, the door stopped and reversed, when the door came in contact with a 2/4 laying flat on the concrete slab. The opener was properly secured and it was in good condition.*

*Web Link Garage door safety requirements
<http://www.aaaremototes.com/nonregadooph.html>*

A garage door opener was not installed on the single garage door.

Opener Button Height

6.0 *The door opener button was located 5' or higher off the floor.*

Opener Remotes

6.0 *I did not see the garage remote opener[s] .
Suggest checking with the current owner, if there are any remotes for the opener[s]
Recommendation: For security concerns the code for the garage door opener, and the auto remotes, and or for a remote on the exterior garage wall should be changed , to prevent unauthorized access.*

Opener Light[s]

6.0 _____ *The lights were working on the garage door opener.*

Auto- Reverse Light Beams

6.0 _____ *The automatic reverse garage door light beams were installed apx. 6" off the floor, the garage door did reverse as required.*

Garage Door Opener Disconnect Rope

6.0 _____ *The garage door opener disconnect rope was in good condition.*

Garage Door Spring

6.0 _____ *Both of the garage doors stayed in the open position, and the springs were in good condition.*

Garage Door[s]

6.0 _____ *The garage doors were not bent/ damaged, were rolling properly on the tracks, and hardware was good condition.*

Garage Door Weather Stripping

6.0 _____ *The weather stripping on the bottom of the garage doors, and the weather stripping on the exterior walls was in good condition.*

Garage Entry Door To The Home

6.0 _____ *The entry door from the garage to the house was a one hour fire rated door, was weather stripped properly, the lock was functional, and was equipped with a properly operating automatic door closer. The door was in good condition.*

Overall Condition of the Garage Interior

6.0 _____ *The interior walls and ceilings in the garage were not cracked, or damaged, and were in acceptable condition.*

Fire Separation Wall

6.0 _____ *The drywall between the garage, and the house was not damaged and was in good condition.*

Lights

6.0 _____ *The lights in the garage were functional.*

Receptacles

6.1 GFCI _____ *The garage receptacles were GFCI protected, the GFCI outlet was functional.*

GFCI LOcation

6.1 _____ *The reset button for the Garage GFCI outlets was located on the outlet on the front wall in the garage.
Testing the GFCI outlet by tripping and re-setting the test button on this outlet monthly is recommended.*

PLUMBING SYSTEM

Per the Standards of Professional Practice for Arizona Home Inspectors

NOTE: Some of the items identified in these standards are located in other sections of this report.

7.1 The inspector shall observe:

- A. interior water supply and distribution system including . 1. piping materials, including supports and insulation. 2. fixtures and faucets. 3. functional flow. 4. leaks. 5. cross connections.
- B. interior drain, waste, and vent piping; piping supports and pipe insulation. 2. leaks. 3. functional drainage.
- C. hot water systems including; 1. water heating equipment. 2. normal operating controls. 3. automatic safety controls. 4. chimneys, flues and vents.
- D. fuel storage and distribution systems including; 1. interior fuel storage equipment, supply piping , venting, and supports. 2. leaks.

7.2 The inspector shall.

- A. describe; 1. water supply and distribution piping materials. 3. water heating equipment.
- B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the home.

7.3 The inspector is NOT required to;

- A. state the effectiveness of the anti -siphon devices. B. determine whether water supply and waster disposal systems are public or private. C. operate automatic safety controls. D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
- E. observe: 1. water conditioning systems. 2. fire and lawn sprinkler systems. 3. on-site water supply quality and quality. 4. on-site disposal systems. 5. foundation irrigation systems. 6. spas, except as to functional flow and functional drainage.

Information About The Plumbing System

7.1 Main Supply *Water for domestic consumption was provided by a municipal system.*

7.2 Waste Supply *The waste discharge is most likely to a municipal or community service system, however, verification is not within the scope of this inspection. Further investigation and verification of waste piping connection is always recommended prior to close of escrow.*

7.3 Main Water Supply Piping Material.. *The visible main water supply line/pipe material was copper.*

7.4 Interior Water Supply Piping Material *The visible water supply piping material on the interior the building was copper.*

7.5 Waste Supply Piping Material *The visible drain, waste, and vent (DWV) piping material was ABS Plastic.*

7.6 Water Supply Pressure *The water pressure at an exterior hose bib was apx.70 psi.*

Main Water Supply Service

7.6 *The visible portions of the main service water supply piping was not leaking and was in acceptable condition.*

The exterior water pipes and faucets should be insulated in the winter to prevent them from freezing.

Interior Water Supply

7.6 *The exposed and accessible supply piping was in acceptable condition with no signs of leakage or damage.*

Functional Flow of Water

7.6 *Functional flow of water was satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal. Function water flow was determined by running water in fixtures at opposite ends of the home at the same time.*

Plumbing Supports

7.6 *The accessible water lines were properly supported.*

Main Water Shut Off Condition

7.6 *The main water shut off valve was operated using normal hand pressure and was satisfactory. Operation of the valve from time to time should keep it functional and maximize its useful life.*

Plumbing Fixtures, Overall

7.6 *All of plumbing fixtures were operated, they were in satisfactory condition.*

Drain And Waste Lines

7.6 *The visible drain and waste piping was properly supported and was in acceptable condition.*

Cross Connections.

7.6 *Definition of a cross connection.
http://inspectapedia.com/plumbing/Plumbing_Cross_Connections.htm*

**** Anti siphon devices are missing on the exterior hose faucets. See comments on the exterior plumbing comments.*

**** The dishwasher drain line did not have a proper high loop. See kitchen comments.*

Functional Drainage

7.6 *The functional drainage was acceptable. I determined this by running water at several fixtures, and the toilets were flushed several times during the inspection. Any exceptions are noted in the kitchen, or bath sections of this report*

FYI- Sewer Scope.. I cannot tell you anything about the condition of the underground and concealed drain or sewer pipes. If this home is older or has been vacant for a long time, having a sewer camera scan by a qualified plumber is recommended.

HEATING SYSTEM

Per the Standards of Professional Practice for Arizona Home Inspectors:

9. Heating.

9.1 The inspector shall observe:

A. permanently installed heating systems including:

1. heating equipment.
2. normal operating controls.
3. automatic safety controls
4. chimneys, flues, and vents.
5. solid fuel heating devices.
6. heat distribution systems including fans, pumps, duct and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
7. the presence of an installed heat source in each room.

9.2 The inspector shall

- A. describe
 1. energy source.
 2. heating equipment and distribution type.
- B. operate the systems using normal operating controls.
- C. open readily openable access panel provided by the manufacture or installer for routine homeowner maintenance.

9.3 The inspector is NOT required to:

- A. operate heating systems when weather conditions or other circumstances may cause equipment damage.
- B. operate automatic safety controls.
- C. ignite or extinguish solid fuel fires.
- D. observe:
 1. the interior of the flues.
 2. fireplace insert flue connections.
 3. humidifiers
 4. electronic air filters.
 5. the uniformity or adequacy of heat supply to the various rooms.

Heating System[s]

8.1 Type *The central heating systems for this home were 2 forced air natural gas furnaces.*

8.2 Location *The heating units were located in the attic.*

8.3 Age *The heating units were apx.10 years old.*

System Make:

8.3 *The heating units were Trane.*

Heating UNit[s] t Gas Supply Connections And Shut Off Valve

8.4 Shut Off Valve *The furnace gas supply piping installation was properly supported, and included a 90 degree shutoff valve by the unit for service, personnel and emergency use.
The valve was not operated, but this age and style of valve is normally found to be operable by hand.*

8.5 Connections

****The fuel piping to the furnaces did not include a sediment trap to collect condensation and debris that is in the gas lines. This is currently required by all furnace manufactures.*

Correction Recommended: When you have the furnace serviced before the next heating season, recommend having your heating contractor installing a "Sediment Trap" to the gas piping at the furnace.

http://contractingbusiness.com/service/cb_imp_6066/

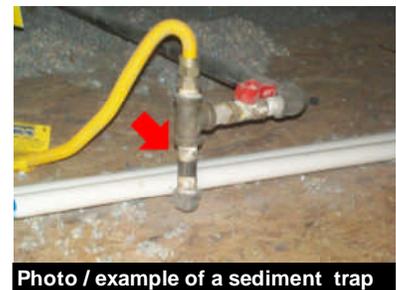


Photo / example of a sediment trap

Combustion Air Supply

8.6 Condition *The combustion air supply was adequate.*

Notes On The Ignition System

8.6 *The furnace burners were equipped with an electronic ignition system. The ignition systems were activated during the inspection and were in acceptable condition.*

Automatic Safety Controls

8.6 *The heating units safety controls were in good condition.*

Electrical Connections

8.6 *The electrical connections were in acceptable condition.*

Blower/Motor

8.6 *The fans were functional.*

Burners

8.6 *The burners were clean in the furnaces.*

Venting System Condition

8.6 *The visible sections of the heating unit venting system were properly installed, and secured.*

Air Filter[s]

8.6 *The air filters for the heating units were disposable filters.*

8.7 Condition *The Heating and Cooling filters were clean and secure in the openings. Changing the filters monthly is recommended.*

Location Of the Heating/ Cooling Filter[s]

8.7 *The filters were located in the upstairs hall ceiling.*

Size- Heating / Cooling Filter[s]

8.7 *The filters are 20X30X1"*

Type of Heating Cooling Ducting

8.7 *The heating/cooling ducting was Insulated flex / and metal.*

Condition of the Distribution Ductwork

8.7 *Heating was provided to all rooms in home, and the visible duct work was in good condition.*

8.8 Connections at Furnace/ Air Handler[s] *The connections were proper sealed and not leaking.*

Heating Registers

8.8 *The supply air registers were in good condition.*

Thermostat[s]

8.8 *The electronic thermostats were functional and in good condition. The thermostats were programmable with many options for set backs settings, timed events etc. I checked the operation by turning the thermostat to cooling cycle only. I did not verify if all of the settings were functional.*

General Comments About The Heating System

8.8 *The heating units were functional and responded to normal operating controls.*

Service

8.8 *The furnaces were functional and in good condition. Service Recommended; The furnaces should be serviced and cleaned every year.*

AIR CONDITIONING

Per the AZ Standards of Professional Practice for Arizona Home Inspectors:

10. CENTRAL AIR CONDITIONING

10.1 The inspector shall observe:

A. central air conditioning including : 1. cooling and air handling equipment . 2. normal operating controls.
B. distribution systems including: 1. fans pumps, air filters, registers, fan-coil units. 2. the presence of an installed cooling source in each room.

10.2 The inspector shall:

A. describe: 1. energy sources. 2. cooling equipment type.
B. operate the systems using normal operating controls.
C. open readily openable access panels provided by the manufacture or installer for routine homeowner maintenance.

10.3 The inspector is NOT required to:

A.. operate cooling systems when weather conditions or any other circumstances may cause equipment damage. B. observe non-central air conditioners.
C. observe the uniformity or adequacy of cool-air supply to the various rooms.

Information About The Cooling System

9.1 Method *This home was cooled with two electric central AC units with the cooling coils connected to two gas furnaces.*

Inspection Limitations

9.1 *The inspection and evaluation of the conditions of the cooling system was limited to the basic function of the AC unit[s] only for the limited time I was at the home.
A full diagnostic evaluation of the cooling equipment and components is beyond the scope of this home inspection.
NOTE: An AC unit, or any other appliance, is like your car. It can run perfectly one day, and not start or break down the next day.
I always recommend considering buying an extended warranty for all of the major appliances in your home.*

AC System Wiring

9.1 _____ *The visible and accessible wiring and electric service for the cooling equipment was properly secured, and was in acceptable condition.*

Wiring Protection

9.1 _____ *The breakers in the service panel were properly sized to the AC manufactures specifications.*

Cooling System HVAC Disconnect

9.1 _____ *A disconnect was properly installed in the required location, and was in acceptable condition.
This disconnect is used as a shutoff in an emergency or to disconnect the power to the unit when servicing.*

Thermostat[s]

9.1 _____ *The thermostats were shared with the heating units
See Heating Comment.*

Type

9.1 _____ *Trane.*

Age

9.1 _____ *The AC units were apx. 3 and 10 years old.*

duct work

9.1 _____ *The duct work and air filter for the air conditioning is provided by the same duct work used for the heating unit. Any defects in the cooling duct work or air filter[s] are noted in the heating, or attic, and or crawl space, section of this report.*

Air Conditioning Freon Lines

9.2 Freon Line Condition _____ *The visible portions of the air conditioning freon lines were insulated, not damaged, and were in acceptable condition.*

Air Conditioner Compressor Clearances

9.3 Clearances to the Compressor(s) _____ *The clearances to the condenser coils was considered to be within acceptable industry standards.*

AC Condensate Drain Lines

9.3 _____ *AC Condensate Drain Lines :: Condensate drain lines from air conditioners should direct moisture from the evaporator coil of an air conditioner to either an interior drain or an exterior location.
Condensate drain line drainage. Condensate drain line can become clogged occasionally due to crud and dirt collecting in the lines. These drain lines should be cleaned as part of a regular air conditioner maintenance program every 2-3 years and monitored for proper drainage between service.
NOTE: For AC units that are located in the attic, typically there are two drain lines for each AC unit that's located in the attic that drain the condensate water to the exterior.
One drain line will be apx. 10-12" off the ground and one located, often*

above a window, at the height of the attic,
If you see water draining from the upper line this is an indication the lower/
primary drain line is restricted and or plugged.
When you see water draining from the upper line, to prevent water
leakage and damage in the attic, an AC contractor should be call to clean
out the drain lines and service the AC unit[s]

*** Condensate water draining at the foundation. Ponding /standing water
at foundation can create conditions for wood destroying organisms, and
over time can cause settlement of foundation.
To assure proper drainage away from the foundation installing a splash
block to divert water away from foundation is recommended.

Condition of the Air Conditioning Condensate Drain Lines

9.4 Condensate Line

***The AC condensate drain line is
restricted and not properly draining .
This was determined by excessive
rust stains in the overflow pan under
the air handler, by the access.
Correction should be made to
prevent water damage to the Air
conditioning unit, and the areas
surrounding the air handler.

Correction Recommended: A
licensed HVAC contractor should
evaluate and make correction as
needed to assure proper condensate water drainage to the exterior.

After removal of the covers on the air handler the HVAC contractor may
identify and recommend additional items, not noted in this report that may
require repair or replacement.



Condenser Unit[s] Coils

9.4

The AC condenser coil/ fins were not bent/damaged.

Condenser Unit Fan[s]

9.4

The AC condenser fan motors were not noisy and were in good condition.

AC Unit Installation

9.4

The exterior AC units were level and
raised above the ground.



Condition Of The Air Conditioning System[s]

9.4 *The air conditioning units responded to normal operating controls and maintained a temperature split of apx. 18-22 degrees between the interior ambient air and the conditioned air during the inspection.*

Limitations

9.4 ***Cooling / Heating Limitations .**
This inspection is limited to determining if the cooling and heating equipment was functional during the time that I was at the inspection. Determining if the cooling / heating equipment is properly sized for the home is beyond the purpose and scope of this inspection. If you are concerned if the cooling and or heating equipment is not properly sized for the home, a Licensed HVAC company should be contacted to calculate and determine if the cooling /heating equipment is properly sized to provide proper heating and cooling for the home.*

***Air flow to each room.** This inspection is limited to determining if there is air flow to each room, and does not determine if the rooms are cooling properly. If you find one or more of the rooms are not cooling or heating properly a qualified heating cooling contractor should be contacted to evaluate the systems ducting and correct as needed.*

INTERIOR

Per the Standards of Professional Practice for Arizona Home Inspectors

NOTE: Some of the items in these standards may be listed in other sections of this report.

11. INTERIORS

11.1 The inspector shall observe:

A. walls, ceilings and floors. B. steps stairways, balconies and railings. C. counters, and a representative number of cabinets. D. a representative number of doors and windows. E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. F. sumps.

11.2 The inspector shall:

A. operate a representative number of primary windows and interior doors. B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3 The inspector is NOT required to observe:

A. paint, wallpaper and other finished treatments on the interior walls, ceilings, and floors. B. carpeting. C. draperies, blinds or other window treatments. D. household appliances. E. recreational facilities or another dwelling unit.

Information About The Home's Interior

10.1 Number of Bedrooms

The number of bedrooms in this home and accounted for in this report is four.

10.2 Number of Bathrooms

The number of full and partial bathrooms in this home and accounted for in this report was three.

- 10.3 Type of Windows *The types of windows installed in the home were horizontal sliding, fixed, and vertical sliding.*
- 10.4 Window Glazing *The windows in this home were double glazed.*
- 10.5 Floor Coverings *The floor coverings used in this home were carpet, ceramic tile.*
- 10.6 Walls *The interior walls were drywall.*
- 10.7 Ceilings *The interior ceilings were drywall.*
- 10.8 Heating & Cooling *Heating and cooling was supplied in every habitable room.*

Condition of the Interior Surfaces

- 10.8 *The home was recently re-painted. I did not see any evidence on the interior base boards, walls or ceilings that would indicate that there were any prior roof or interior plumbing leaks.*

Interior Trim

- 10.8 *The interior door trim and base boards were properly secured and were in good condition.*

Condition of Floor System

- 10.8 *The wood floors did squeak in some areas. This condition can usually be eliminated with additional securing of the sub-flooring to the floor joists. Creaking or squeaking floors is usually not considered a major structural defect.*
- The concrete slab was concealed by finished flooring and could not be visually inspected. I did not see anything that would indicate the need for immediate attention.*
- Removing the floor covering may disclose some concrete cracks.*

Condition of The Floor Coverings

- 10.8 *The exposed interior floor coverings showed normal wear and were in acceptable condition.*

Water Stained or Damaged Walls or Ceilings

- 10.9 Repairs *I did not see any evidence of any current or prior water stains on the ceilings or walls.*

Condition of The Walls and Ceilings

- 10.9 *The walls and ceilings were in good condition.*

Condition of the The Interior Doors

- 10.10 Condition Doors/ Hardware *All of the interior doors were inspected for condition and proper clearance in the openings and operation. Any corrections needed are noted below.*
- 10.11 Door Stops ****Some of the doors were missing their door stops. This can cause damage to the wall surfaces. Correction Recommended: Door stops should be installed as an inexpensive method for preserving the wall finish behind the open doors.*

Condition of the Windows

10.11 *All of the accessible windows were sliding properly, and they were locking properly.*

10.12 Thermopane Seal *** The window seal/ divider strips are not in place on the front entry and master bath windows
This will cause the seal between the two windows to fail and moisture between the two window panels.
Correction Recommended: The only way to correct this is by replacing the windows.*



*At time of the inspection the windows did not show any evidence of moisture between the windows.
Note: The seal between the two glass panels could fail anytime and may not be visible at the time of the inspection due to atmospheric conditions.*

10.13 Window/ Door Screens

*There were window screens stored in the garage.
Determining if all of the screens were present is beyond the scope of this inspection.*

LOW-E

10.13 *All of the accessible windows had a Low-E energy saving coating.*

Safety Glass

10.13 *Safety/Tempered glass is harder to break and less likely to cause injury if broken, is now required in certain specific locations.
These include, but are not limited to, all glass doors, and fixed and operable glass adjacent to doors, such as enclosures for showers, hot tubs, saunas, steam rooms and bathtubs, and most large windows and windows near doors.*

<http://www.codecheck.com/cc/ccimages/PDFs/SafetyGlazingHansenOctober2011.pdf>.

Safety Glass And Glazing

10.13 *Safety glass was present in the currently required locations.*

Fireplace[s]

10.14 Gas Fireplace *The gas fireplace was operated, It was in acceptable condition. .*

Interior Stairs

10.14 *The stairs were used several times during the inspection and were in good condition.*

Interior Railings

10.14 *The interior stair railings were properly secured and were in acceptable condition.*

Smoke Detectors

10.14 *The smoke detectors were tested with the test buttons only. This method only verifies there is power to the detector, and the and horn functions, but does not test the sensor unit.*

Testing the sensor is not in the scope of the home inspection.

***After closing and prior to moving in home I strongly recommend replacing batteries on all smoke detectors.*

Per most manufactures recommendations the smoke detectors should be replaced every eight - ten years.

Carbon Monoxide Detector

10.14 ****I did not see a Carbon Monoxide [CO] detector in the home. Up Grade Recommended: As a safety upgrade, one or more CO detectors should be installed in locations as recommended by the manufacture of the detector.*
<http://www.cpsc.gov/info/co/safetytips.html>

Door Bell

10.14 *The door bell was functional.*

Miscellaneous Topics

10.14 *A water softener unit was installed in the garage. Testing of water conditioning units are not included with inspection. Suggest checking with seller, or a water softener contractor about the function of this unit.*

Environmental Topics

10.14 *Testing for mold, water and air quality, radon, lead paint, formaldehyde, asbestos, pet odors, presence of rodents, and any other environmental items are not part of a standard home inspection and are not included with this inspection.*

If you are concerned about any environmental items, a qualified/certified environmental contractor should be contacted to perform these inspections.

Links for additional Mold Information ..<http://www.azdhs.gov/phs/oeh/children/indoorair/mold/index.php>

<http://www.azdhs.gov/phs/oeh/children/indoorair/mold/index.php?pg=cleanup>

Mold Testing

10.14

Mold Testing

Quote from this government site <http://www.cdc.gov/niosh/topics/indoorenv/mold.html#4>

I suspect mold in my workplace. How do I test for mold?

CDC does not recommend routine sampling for molds. Generally, it is not necessary to identify the species of mold growing in a building.

Measurements of mold in air are not reliable or representative. If mold is seen or smelled, there is a potential health risk; therefore, no matter what type of mold is present, you should arrange for its removal. Furthermore, sampling for mold can be expensive, and standards for judging what is and what is not an acceptable or tolerable quantity of mold have not been established.

Laundry Room Plumbing

10.14

The plumbing for the washer was not leaking at time of inspection.

To prevent water damage from damaged water lines, the washer hot and cold water supply lines should be replaced every year.

Washer and Dryer

10.14

The washer and dryer were functional. The inspection was limited to running them for a few minutes.

I did not confirm if the timers and controls on the washer and dryer were functional.

The dryer drum did turn, and it got warm after I ran it.

The washer ran thru a couple cycles and drained.

Power for Dryer

10.14

Gas & Electric was provided for the dryer.

There was power to the electric outlet.

Laundry Room Counter Top/ Cabinets-

10.14

The laundry room cabinet and counter top were properly secured and were in good condition.

Laundry Room Sink Plumbing

10.14

The laundry room sink faucet and drain were not leaking and were in good condition.

Outlet GFCI Protection

10.14

The laundry room outlet was GFCI protected.

The GFCI reset button was located on the outlet in the laundry room.

Laundry Room Venting--

10.14 *The laundry room fan was functional .*

Dryer Vent

10.14 *.The clothes dryer vent was installed to the exterior and was visibly in good condition.
There are several fires every year due to dryer vents being plugged with lint. If drying times increase the vent should be cleaned .
The dryer vent pipe should be cleaned every year to assure proper venting, and to prevent lint build up in the vent pipe.*

Furnished or vacant

10.14 *The home was vacant at time of the inspection.*

KITCHEN

Per the Standards of Professional Practice for Arizona Home Inspectors:

7.1 The inspector shall observe:

2.fixtures and faucets, 4. leaks. 5.cross connections.
B. traps:drain,waster, and vent piping.

7.2 The inspector shall:

B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the home.

8.1 The inspector shall observe:

F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures
G.the operation of ground fault circuit interrupters

11.1 The inspector shall observe:

C. counters and a representative number of cabinets.

11.3 The inspector is NOT required to observe:

D .household appliances.

12.1 The inspector shall observe:

C. kitchen, bathroom and laundry venting systems

Information About The Kitchen

11.1 Cooking Fuel *The free standing range was natural gas.*

11.2 Ventilation Type *Kitchen ventilation was provided by an exhaust fan above the cooking surface termination at the exterior.*

Plumbing

11.3 Sink Material *The kitchen sink was made of stainless steel.*

11.4 Sink Condition *The kitchen sink was sealed and secured to the counter top and was in good condition.*

11.5 Faucets *The kitchen faucet was not leaking and was in acceptable condition.*

- 11.6 Angle Stops *The shut off valves under the kitchen sink were functional and in good condition.*
- 11.7 Drains *I ran water for several minutes in the kitchen sink. I did not see any water leaks in the plumbing drain or supply lines.*
- 11.8 Sink/disposal stoppers *The sink and disposal stoppers were present.*

Electrical

- 11.9 Electrical Receptacles *The kitchen outlets were functional and were GFCI protected.*
- 11.10 GFCI Location *The GFCI resets for the kitchen receptacles were functional and located on two of the kitchen receptacles.*

Information On The Dishwasher Drain Separation

- 11.10 ****The dishwasher drain did not have the required air gap device or high loop in the drain line under the sink. The dishwasher will function without it, but this installation does not meet current standards. With out this device or a high loop, water from the kitchen drain sewer water can drain into the dishwasher. Correction Recommended. An air gap device, or a high loop should be provided to conform with current standards for health safety. A high loop can be provided by raising the drain line and securing the drain line to the to the bottom of the countertop.*



<http://www.diynetwork.com/videos/dishwasher-high-loop-hose/33822.html>

Photo of high loop

- 11.10 *Example of a dishwasher high loop.*



Free Standing Range Anti - Tip Device

- 11.10 *** An anti tip bracket was not installed on the free standing range. Every year there are several major injuries or a death to a child due to this important in-expensive safety device not being not installed. Correction Recommended: For child safety concerns a proper safety device should be installed to manufactures installation specifications prior to moving in.*



An anti tip bracket can be purchased at most appliance and building

supply stores.

Web Link

<http://www.aham.org/ht/a/GetDocumentAction/i/22865>

Kitchen Appliances

11.10 *The inspection of the Kitchen appliances is limited only to confirming operation, and the visible condition of the appliances. This inspection does not include calibration of the range/ cook top burners, oven or ovens, and microwave. It does not include verifying that the controls are properly set or functional on the dishwasher, refrigerator or freezer, or any other appliances.*

Cooktop

11.10 *The cooktop burners were functional and in good condition.*

Oven

11.10 *The oven was functional and in good condition. Determining if the oven temp is properly calibrated is beyond the scope of this inspection.*

Disposal

11.10 *The disposal was functional.*

Refrigerator

11.10 *The refrigerator was in good condition and functional. This inspection was limited only to confirming the refrigerator and freezer were cooling,*

**** The ice maker was not functional.*

Additional Evaluation Recommended: After confirming water is connected to the ice make , or after the refrigerator is plugged in for at least 24 hours recommend checking the ice maker for proper operation.

Dishwasher

11.10 *The dishwasher was operated during the inspection and no leakage or other adverse conditions were visible. The soap dispenser was functional. The inspection was limited as the condition was determined by running the dishwasher thru one cycle during the inspection, and confirming the soap dispenser opened during the wash cycle.*

Microwave

11.10 *The microwave oven operated at intended using the normal operating controls.*

Kitchen Exhaust

11.10 *The kitchen exhaust was functional.*

Cabinets/Counters

11.11 Kitchen Counter

Top Material *The Kitchen Countertops were made of Natural Stone*

How to care for stone counter tops

<http://www.countertopspecialty.com/granite-counter-top-care.html>

11.12 Kitchen Counter

Top Condition *The Kitchen countertops were in good condition.*

Kitchen Cabinets

11.12 *The kitchen cabinets, drawers and doors were in good condition.*

BATHROOM(S)

Per the Standards of Professional Practice for Arizona Home Inspectors:

7.1 The inspector shall observe:

2.fixtures and faucets, 4. leaks. 5.cross connections.

B. traps:drain,waster, and vent piping.

7.2 The inspector shall:

B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the home.

8.1 The inspector shall observe:

F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures

G.the operation of ground fault circuit interrupters

11.1 The inspector shall observe:

C. counters and a representative number of cabinets.

11.3 The inspector is NOT required to observe:

D .household appliances.

12.1 The inspector shall observe:

C. kitchen, bathroom and laundry venting systems

Number of Bathrooms

12.0 *This home has three bathrooms.*

Bath Sinks

12.1 Wash Basins *The Wash Basins were made of, Cast Porcelain, Cultured Marble*

How to Care Cultured Marble Counters, Tubs and Showers.

<http://www.icpa-hq.org/consumers/caretips.cfm>

12.2 Wash Basin

Condition *The bath room sinks were in good condition.*

Toilet[s]

12.3 Toilet *The toilets were secure to the floor, the toilets were flushed several times during the inspection and were functional.*

Bath Tub[s]

12.4 Bathtubs *The bath tubs were in good condition.*

Whirlpool/Jacuzzi Tub

12.5 Jacuzzi Tubs *The jacuzzi style bath tub was made of, acrylic or fiberglass.*

12.6 Condition of the Whirlpool Tub *The hydromassage tub was filled and activated by the user controls. the unit operated as intended and was in acceptable condition.*

<http://voices.yahoo.com/how-clean-whirlpool-tub-jets-avoid-health-hazards-1019025.html>

12.7 Whirlpool Tub Plumbing *I did not see any leaks on the tub whirlpool plumbing.*

12.8 GFCI Protection *The GFCI reset breaker was functional and was located in the master bedroom closet.*

12.9 Motor Wiring *The whirlpool motor was bonded.*

12.10 Motor Access *The panel to access the motor was located in the master bedroom closet.*

Shower Walls

12.11 Shower Wall Material *The shower surround walls were made of... cultured marble.*

12.12 Condition of Shower Walls *The shower walls were properly secured, and were in good condition.*

Shower Base[s]

12.13 Shower Pan *The shower base was fiberglass.*

12.14 Shower Pan Condition *The shower base was in good condition.*

Sink and Tub Drains

12.15 Wash basin Drains *The bath room sinks were filled up with water, were not leaking, and were draining properly.*

12.16 Sink Stoppers *The sink stoppers were present and functional.*

12.17 Bathtub Drains *The bathtubs were filled with water and did drain properly.*

12.18 Tub Drain Stoppers *Then tub drain stoppers were present and functional.*

12.19 Tub Spouts

*The hall bath tub spout was not secured to the wall.
Correction Recommended: The tub spout should be properly secured and sealed to prevent water leakage and damage behind the shower wall.*



12.20 Shower Heads. *The shower heads were functional.*

Bath Room Hot / Cold Water Line Plumbing

12.20 *The hot and cold water lines were properly plumbed with the hot water on the left side of the faucets and the cold water on the right side of the bath faucets.*

Shower Drains

12.20 *The shower was draining properly.*

Water Supply / Plumbing Fixtures

12.21 Wash Basin Faucets

The bath room vanity faucets were functional, they not leaking and were in acceptable condition.

12.22 Angle Stops

The shut off valves under the bath room sinks were not leaking and were functional.

12.23 Tub/Shower Faucets

The tub and shower faucets were not leaking ,they were properly secured, functional, and were in good condition.

Toilet Water Shut off Valves

12.23 *The toilet shut off valves were functional and were not leaking.*

Bathroom Receptacles

12.24 GFCI Condition *The Ground Fault Circuit Interrupter receptacles were all tested in the bathrooms and tripped off when I tripped the test button on the outlet.*

Bath Room GFCI Re- Set Location.

12.24 *The re- set button for the bath room GFCI outlets was located in the master bath.
The GFCI outlet should be tested every month by tripping, then re-setting the test button.*

Type of Bathroom Ventilation

12.24 *Bath room venting was provided by fans that were venting to the exterior.*

Bathroom Ventilation

12.24 *The bathroom exhaust fans were functional.*

Shower Doors

12.24 *The shower door was in good condition and functional.*

Calking And Grout

12.25 Condition *The shower walls were properly sealed.*

Bath Room Countertops

12.26 Counter Top Materials *The bathroom countertops were made of cultured marble.*

Condition Of Countertops

12.26 *The bath room counter tops were in good condition.*

Bath Room Cabinets

12.26 *The bathroom cabinets were not water damaged and were in acceptable condition.*

ATTIC

Per the Standards of Profession Practice for Arizona Home Inspectors.

Note; Some of these items are located in other sections of this report.

12. INSULATION & VENTILATION.

12.1 The inspector shall observe: A. insulation and vapor retarders in unfinished spaces. B. ventilation of attics and foundation areas. C. kitchen, bathroom, and laundry venting systems.

12.2 The inspector shall describe: A. insulation and vapor retarders in unfinished spaces. B. absence of same in unfinished space at conditioned surfaces.

12.3 The inspector is NOT required to report on: A. concealed insulation and vapor retarders B. venting equipment which is integral with household appliances.

Attic

13.1 *The thickness of the insulation in the attic space should yield an approximate thermal value of "R" 30.*

13.2 Structure *The roof structure covering this building was a conventional, factory built, wooden truss system.*

13.3 Sheathing *In residential construction, the roof sheathing is the material directly supporting the roof covering (structure.)
The sheathing used in this building was OSB (Oriented Strand Board) installed across the top chords of the roof trusses.*

13.4 Insulation

The insulation in the attic space was blown-in cellulose.

Roof Trusses

13.5 Condition

The accessible roof trusses were checked for breaks, and any signs of damage to the truss webs, and missing or damaged truss plates. I did not see any damage to the accessible trusses.

Ceiling Joists

13.6 Condition

*The interior ceiling joists were concealed by finished surfaces and could not be inspected from the attic.
No visible deficiencies were found or suspected when viewed from the interior.*

Roof Sheathing

13.6

*The visible roof sheathing was in acceptable condition.
I did not see any evidence of moisture entry or damage at accessible areas.*

Attic Insulation

13.7 Condition

****The blown in cellulose insulation in the attic is 4"-6" deep.
Correction Recommended: Adding additional insulation is recommended to provide a uniform thickness [apx 8.1"] R- 30 insulation value thru-out entire attic to current minimum insulation requirements.*

13.8 Skylight

The skylite framing was insulated in the attic.

Attic Ventilation

13.8

*The attic space appeared to be properly vented.
Determining if ventilation provided meets current code requirements is beyond the scope of this inspection.*

Type of Attic Venting

13.8

Attic venting was provided by ohagan vents, and gable vents.

Vapor barrier

13.8

NA... A vapor barrier is not normally used in the Phoenix Metro areas.

Moisture Evidence

13.8

I did not see any evidence of current or past water leaks in the attic.

Plumbing Vent Lines In The Attic

13.8

The accessible plumbing vent pipes were properly supported, and extended to the exterior.

Exhaust Vents

13.8

The exhaust vents were properly vented to the exterior.

Attic Wiring

13.8 *The visible wiring in the attic was in acceptable condition.*

Air Distribution Ducts

13.8 *The accessible HVAC distribution ducts were properly secured, were not kinked, I did not see any evidence of air leaks and were in acceptable condition.*

Access

13.8 *The attic was entered and accessible areas [access with 30" or more] were viewed from within; Access Location... Master bedroom closet.*



ROOF

Per the Standards of Professional Practice for Arizona Home Inspectors

6.1 ROOFING6

The inspector shall observe:

A. roof coverings **B.** roof drainage systems. **C.** flashings. **D.** skylights, chimneys, and rood penetrations. **E.** signs of leaks or abnormal condensation on building components.

6.2 The inspector shall: **A.** describe the type of roof coverings. **B.** report the methods used to inspect roofing.

6.3 The inspector is NOT required to: **A.** walk on roofing. **B.** observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Useful Descriptive Information About This Roof

14.1 Area *The roof described and inspection covered the home, patio, and garage.*

14.2 Slope *The pitch on this roof had areas of both medium and low slope.*

14.3 Covering Material *The roof covering was concrete tile and rolled asphalt roofing material for the patio.*

14.4 Drainage Type *The home did not have any gutters. The water runoff was of the roofing surface.*

Inspection Method For This Roof

14.4

I was able to safely access the roof and walk on the surfaces of the roofing to visually examine the accessible roofing components.

Built-Up Membrane Surfaces

14.4

The patio flat roofing was properly secured and was in good condition.

Tile Roofing

14.4

****There were several loose center ridge roof tiles.
Correction Recommended: A qualified roofing contractor should properly secure the tiles, and any other deficiencies found, should be repaired or replaced and or re-secured to manufactures specifications to prevent damage to the exposed underlayment materials, and to prevent water leaks.*



Roof Flashings

14.4

*The accessible flashings were properly secured and sealed and were in acceptable condition.
SUGGESTION: The connections and penetrations should be periodically examined for signs of sealant cracking.*

Plumbing Vents

14.4

The plumbing vents were in acceptable condition.

Skylights

14.4

The skylight was in acceptable condition.

Exhaust Vents/Flues

14.4

The gas appliance vents had the required vent covers, were the proper height above the roof surface, were properly flashed, and were in good condition.

The exhaust vent covers were properly secured/ sealed and were in good condition.

Tile Roof Underlayment Materials

14.4

TILE ROOF UNDERLAYMENT MATERIALS:... In Arizona Tile roof underlayment materials have an estimated life of 25-30 years. When replacement is needed it will be costly, as all roof tiles will need to be removed, and re-installed to replace the underlayment materials. To determine the condition of the underlayment materials, several roof tiles will need to be removed to determine the condition of the underlayment materials.

A Home Inspection does not include removal of tiles or any other building components to inspect concealed items.

When, the home is near the age of 25 years old a qualified Lic. roofing contractor should be consulted to remove the tiles and inspect the condition of the underlayment materials.

For an accurate evaluation, or estimates for repairs if needed, on roofing or any other home repair it is always recommended to get an opinion from at least Three Qualified Lic.Arizona Lic. Roofing Contractors.

General Comments About The Roof

14.5 Condition

ROOF WARRANTIES: Please note that our Standards of Practice do not require us to perform a water test, warrant or certify against roof leakage, or predict life expectancy. This report is on current visual conditions only.

Roof warranties are available from many roofing contractors for a fee. If you desire such a warranty I strongly recommend that you contract with a licensed roofing contractor for a warranty roof inspection.

14.6 Maintenance

All roof systems require annual, or even more frequent, maintenance. Failure to perform periodic maintenance, will usually, result in leaks and accumulative deterioration of the covering and flashing. Any estimate of the remaining life expectancy must be based upon the assumption that the roof will receive conscience periodic maintenance.

The only way to properly determine if the roofing material is leaking, is during a heavy rain fall. If the weather conditions at the time of the inspection were dry, leaking may not be detected. This inspection is reported on only for conditions during the inspection.

Pool/ Spa

Pool Surface

15.1 Type

The in-ground pool on this property was made of a spray applied concrete with an application of epoxied stone.



15.2 Pool Surface Condition

The pool surfaces and copings were in good condition.

Pool Drain Cover

15.2 _____ *There is an anti-entrapment drain cover on the pool drains.*

Auto Filler

15.2 _____ *The auto filler was functional and a back flow device was installed.*

Pumping Equipment

15.3 Pump/Motor

Condition _____ *The pool filter pump was functioning and it was bonded.*

15.4 Leakage _____ *The pool pump or fittings were not leaking.*

Skimmer

15.5 Condition _____ *The leaf catch basket was in satisfactory condition.*

Filter Brand

15.5 _____ *The filter was a Hayward filter.*



Primary Filtration

15.6 Filter Type _____ *The filtering system for this pool was a back-wash type sand (high media) filter.*

15.7 Filter Condition _____ *The pool was clean and the filtering system was functioning.*

Valves

15.7 _____ *The backwash and other valves were functional.*

Pressure Gauge

15.8 Condition _____ *The filter pressure gauge was operating properly and is in good condition.*

Visible Plumbing Line

- 15.9 Condition: *****Some of the plastic pool PVC piping was replaced and the piping is exposed to ultra violet sunlight damage.
Correction Recommended: The exposed plastic piping should be painted to protect it from UV damage.**



Pool Decking

- 15.10 Type **The concrete around the pool area is covered with a kool coat deck application.**
- 15.11 Deck Condition **The decking around the pool area is in good condition.**

Pool Fencing/ Child Protection.

- 15.11 ***** A pool fence or any other device for child safety was not installed around the pool.
Correction Recommended: For child safety concerns, a fence or another approved child safety device should be installed around this pool.**

Pool Cleaning

- 15.11 **An above ground pool cleaner was provided for this pool.
The pool cleaner was functioning.**



Pool light

- 15.11 **The pool light was functional and was GFCI protected.**

Pool equipment Wiring

- 15.11 **The outlet for the pool equipment was GFCI protected and was functional.**

Limitations

- 15.11 **This pool inspection was a visual inspection only, and limited only to items identified in this report.**

**A copy of the AZ Pool and Spa Standards can be viewed at.
http://www.azashi.org/pdfs/Pool_and_Spa_Standards_ASHI.pdf**

**This inspection does not include
Pool body and decorative components such as tile, paint and special coatings.
All underground electrical.
Leak detection of non-visible plumbing.**

Chemical water treatment systems, including the chemical conditions of the water.

Sizing, adequacy and projections of life expectancy or future performance of any equipment, system structure or component.

Determining compliance with installation guidelines, manufacturer's specifications, building codes, ordinances, regulations, covenants, or other restrictions, including local interpretations.

If you are concerned about any of the items identified above, and or items in the AZ Standards for Pool and Spas, that are not part of this pool inspection, a qualified and licensed pool contractor should be contacted to inspect this pool prior to closing.

- ASHI Clients Bill of Rights and Inspection Limiting Conditions

ASHI Client Bill of Rights

16.0

*American Society of Home Inspectors® (ASHI®) Client Bill of Rights
As a profession, home inspectors have an ethical obligation to the public. This obligation includes integrity, competency, honesty, confidentiality, objectivity and an interest in public safety. Fulfilling this obligation will promote and preserve public confidence in the profession. In recognition of this obligation, we hereby promote and proclaim these rights for our clients.*

I. To be assured the inspector is objective in his or her reporting and will not knowingly understate or overstate the significance of reported conditions

.II. To be assured the inspectors opinion is based on genuine conviction within the scope of his or her education and experience

.III. To be assured the inspector stays current with the industrys body of knowledge through continuing education

.IV. To be assured the inspector will not disclose inspection results or client information without client approval

.V. To be assured the inspector has not accepted any form of compensation for recommending contractors, services or products.

VI. To be assured the inspector will not offer to repair or replace for compensation any component covered by the ASHI Standards of Practice for one year after the inspection

.VII. To be assured future referrals to the inspector from real estate agents are not dependent on the inspection findings or the sale of the property

.VIII. To be assured the home inspector has no financial interest in the transaction.IX. To be assured the inspector is not receiving compensation for the inspection from any other party

.X. To be assured the inspector did not compensate the real estate agent or other party for the referral to the client.

Contingent and Limiting Conditions

16.0

Contingent and Limiting Conditions

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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 sellers 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 inspectors 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

This written report covers the highlights of the physical inspection, and of the discussions during the inspection. The customer has been urged to be present during the inspection, to take notes and to and ask questions about the home and about the inspection process.

This report is intended only as a general guide to help the customer make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, mold, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection

of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

__INSPECT AZ __, certifies that their inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the Better Business Bureau in accordance with its Construction Industry Arbitration Rules then pertaining, unless the parties mutually agree otherwise. In the event of a claim, the Customer will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Customer agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

This inspection is made with the express agreement of the customer that he or she understand the conditions and limitations stated herein under which the inspector has performed the inspection and issued this report.