

Sonoran Property Inspections

Property Inspection Report



7639 E Traders Trail, Prescott Valley AZ, 86314
Inspection prepared for: Jerry Spicer
Inspection Date: 6/10/2016 Time: 9:00 am to 12:30 pm
Age: 2007 Size: 2210
Weather: Cloudy 74 degrees

Inspector: Jerry Spicer
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Grounds

1. Grading, Drainage & Vegetation

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Lot drainage appears in satisfactory condition, Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important to try to get water to move away from our foundations. There are a number of ways to do this and our flat Phoenix grades can make this challenging. Gutters are a good way to manage the flow of water around our homes.
- Flat /minimal slope, most Phoenix homes have a flat grade. This works well for our normal 6-7 " of rain a year. This grade is considered functional for our normal rain fall. There is the occasional Monsoon rain that can drop 2" or more in a 1 hour time frame. This grade will then pond water.
- Drain blocks in site wall present however NOT tested by the inspector
- There are additional site drains installed to help manage water flow. These drains are not tested and I don't know where they are connected to. These drains are installed to help manage water flow. I recommend having a plumber run a camera through them to determine if they are clogged and where they are connected.
- Exterior fountain appears to be manually filled



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2. Driveway and Walkway Condition

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Standard grey concrete • Brick pavers • Epoxy coating on front porch and Rear patio • Concrete driveways are prone to cracking, we don't consider this to be a problem unless the crack is displaced enough to cause a trip hazard. If the drive has cracks we recommend you periodically evaluate them.

Observations:

- Garage driveway is in Satisfactory condition

3. Fence Condition

Functional	Evaluate	Action	N/A	S/H
X				

Type: Block • Masonry walls will crack as time goes on, we do not consider this a problem unless the wall is in danger of falling down or is unstable .

Observations:

- Masonry block wall appears in satisfactory condition unless otherwise noted

4. Gate / BBQ Condition

Functional	Evaluate	Action	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Wood / metal combo

Observations:

- Hard to operate and close- recommend adjustments



Hard to operate and close- recommend adjustments

5. Balcony

Functional	Evaluate	Action	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Covered Patio

Functional	Evaluate	Action	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Drywall lid is in satisfactory condition at this time.

7. Hand railing

Functional	Evaluate	Action	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Stairs

Functional	Evaluate	Action	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. Landscape Irrigation

Functional	Evaluate	Action	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Visual inspection only for Landscaping and it appears to be in satisfactory condition
- The low voltage landscape lighting and underground irrigation is not inspected or part of this report. If this is a concern I recommend having a landscape company inspect these items.

Exterior Areas

1. Walls

Functional	Evaluate	Action	N/A	S/H
X				

Type: Stucco is prone to cracking as it is a concrete product. Homes that are still under there 2 year warranty, the standard rule is that they be repaired if the crack exceeds 1/16th inch in width. Cracks should be periodically sealed to prevent moisture and pest intrusion. • Framed walls • Stucco Finish • Wall Flashings and Trim Flashings not visible

Observations:

- Exterior walls appear in satisfactory condition unless otherwise noted, interior of the wall is not visible due to the wall coverings.
- Suggest caulking and sealing small cracks and gaps as regular maintenance throughout the year to have the best chance at keeping water and bugs out of the structure. Please be sure to use caulking specific to the stucco application on your building such as VIP caulk. Most any stucco material supply shop can sell this VIP caulk.

2. Siding

Functional	Evaluate	Action	N/A	S/H
			X	

Type: None

3. Eaves, Fascia & soffits

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Eaves, Facia and soffit appear in satisfactory condition unless otherwise noted
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration and to keep moisture and pest out. Bees and wasp can be a problem and I look for signs of these at the time of the inspection. There are times when the bee or wasp activity is not present and visible signs of these pest are not always apparent.

4. Exterior Paint

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Exterior paint appears to be in Satisfactory condition- In Arizona the sun exposure deteriorates the paint rapidly. The exterior of our homes should be re-painted every 8 to 10 years depending on the exposure, weather and quality of the paint.
- Exterior wood beams, Facia and Soffits should be re stained and sealed every 2 years or so depending on exposure to sun and the quality of the stain and painted every 4 -5 years. This should be done to extend the life of the wood and protect from the rain and sun.
- Recommend installing anodized aluminum sheet metal caps to the top of the exposed wood to protect it from the sun and rain. This can extend the useful life of the wood dramatically. @ 21 upper wood tail

5. Stucco

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Exterior stucco appears to be in satisfactory condition, minor hair line cracks are normal as this is a cement product.
- We recommend sealing holes & gaps in the stucco to keep moisture and pest from entering the structure. Please use a good quality caulk such as VIP from a stucco supply yard.

6. Exterior Doors & Entry Door

Functional	Evaluate	Action	N/A	S/H
				X

Observations:

- Exterior doors appear in satisfactory condition unless otherwise noted
- Entry screen door self closer needs adjustments or replacing to operate correctly
- Front door does not latch, recommend adjustments for safety



Entry screen door self closer needs adjustments or replacing to operate correctly



Front door does not latch, recommend adjustments for safety

7. Parapet Walls

Functional	Evaluate	Action	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Foundation

1. Foundation

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Limited inspection of floor structure due to floor coverings, what is visible appears to be in good condition
- Concrete slab on Grade

2. Foundation Perimeter

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Foundation perimeter that is visible appears in satisfactory condition

3. Foundation Stem

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Foundation stem that is visible appears to be in satisfactory condition
- excellent detail at perimeter of stem



excellent detail at perimeter of stem



excellent detail at perimeter of stem

4. Post and Columns

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Support column is not visible due to wood frame and stucco, what is visible appears to be in acceptable condition @ front and rear of home



Support column is not visible due to wood frame and stucco, what is visible appears to be in acceptable condition @ front and rear of home

Roof

1. Roof Condition

Functional	Evaluate	Action	N/A	S/H
X				

Type: Approximate roof age: 2007 • 100% of roof is visible • Viewed from eaves on ladder • Viewed from ground with binoculars • Walked roof

Materials: Concrete tile • Rolled roofing

Observations:

- Estimated Life Expectancy of a Concrete Tile roof is 23-25 years. This of course very dramatically based on weather, rain, sun, attic temps, quality of materials and installation methods. The estimated age of this roof is based on the inspectors opinion and experience, for a more precise evaluation I recommend having a licensed roofing contractor evaluate.
- Estimated life expectancy of Rolled Roofing is 15 to 18 years, This of course can vary dramatically based on the weather, rain, sun, attic temps, quality of the materials and the installation methods. The age of the roof is an estimation based on the inspectors experience, for a more precise accounting of the roof, please consult a licensed roofing contractor.
- Functional /Satisfactory Roof covering- will last 5 or more years depending on maintenance and weather



2. Flashing

Functional	Evaluate	Action	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Valley flashing is Galvanized sheet metal and is in a closed valley visible only at the end of the valley. Not fully visible. Recommend having the valleys cleaned periodically as dirt and debris can build up in the valley causing the sheet metal to deteriorate which can lead to moisture issues. Recommend having a maintenance review every 5-7 years.
- Valley flashing at both areas upper left of entry needs correction, there is a belly in the flashing and the flashing needs to be extended , this will trap water and potentially cause a leak.



Valley flashing at both areas upper left of entry needs correction, there is a belly in the flashing and the flashing needs to be extended , this will trap water and potentially cause a leak.

3. Gutter / Roof Drainage

Functional	Evaluate	Action	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- excellent gutter system with under ground drain to daylight, recommend keeping the drain clear of debris
- Rear patio cover gutter is not supported properly and will flex when full of water, this needs to be supported correctly or have 2 sections of gutter across the back rather than 1. Recommend a licensed Gutter Contractor evaluate and repair



Rear patio cover gutter is not supported properly and will flex when full of water, this needs to be supported correctly or have 2 sections of gutter across the back rather than 1. Recommend a licensed Gutter Contractor evaluate and repair

4. Sky Lights

Functional	Evaluate	Action	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Spark Arrestor

Functional	Evaluate	Action	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Spark arrestor is installed and appears to be in satisfactory condition



6. Vent Caps

Functional	Evaluate	Action	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Vent caps are present and in satisfactory condition

Garage

1. Flooring Condition

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Epoxy coating • Concrete is prone to cracking, this is not a problem unless it is large enough to cause a trip hazard or to indicate more of a structural problem.

Observations:

- Garage floor epoxy appears to be coming of the floor and deteriorated in spots, this is primarily a cosmetic item.

2. Garage Door Condition

Functional	Evaluate	Action	N/A	S/H
X				

Type: Metal sectional door

Observations:

- Garage door appears to be in satisfactory condition and is operational
- Garage door should be serviced yearly by a Licensed Garage Door company to insure correct adjustments to the safety features and for lubrication to insure maximum life and performance.

3. Garage Opener Status

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Garage door opener was tested and is in satisfactory condition
- Deferred Cost-Garage door openers have an Estimated life span of approximately 10 years. Recommend yearly service and adjustments to insure safe operation and longevity by a licensed garage door service company.

4. Garage Door's Reverse Status

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Garage door eye beams are present and operational

5. Exterior Door

Functional	Evaluate	Action	N/A	S/H
		X		

Observations:

- Exterior garage service door appears to be in satisfactory condition
- Recommend caulking and re painting the lower section of rear exterior garage jamb
- There has been some previous water leakage at rear garage door, it appears the weatherstrip has been replaced.
- Garage exterior door knob needs adjustments
- Strike plate needs adjustment to properly secure the door. @ single car garage



Recommend caulking and re painting the lower section of rear exterior garage jamb



Garage exterior door knob needs adjustments



Strike plate needs adjustment to properly secure the door. @ single car garage

6. Fire Door

Functional	Evaluate	Action	N/A	S/H
X	□	□	□	□

Observations:

- Garage service door appears to be in good condition

7. Wash Basin

Functional	Evaluate	Action	N/A	S/H
□	□	□	X	□

Observations:

- No Garage Wash basin present

8. Fire Separation Walls & Ceiling

Functional	Evaluate	Action	N/A	S/H
X	□	□	□	□

Observations:

- Garage ceiling and walls that are visible appear to be in satisfactory condition
- Garage Drywall - Minor cracks and imperfections are considered routine maintenance. These can be addressed as part of your regular maintenance procedures.
- Garage fire wall drywall rating of 5/8 type X drywall not visible on drywall. The garage to house drywall separation can't be determined to be a true Fire wall assembly.

9. Anchor Bolts

Functional	Evaluate	Action	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Anchor bolts are not visible as drywall is covering the bottom plate of the garage walls.

10. Fresh Air Vents

Functional	Evaluate	Action	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Large 2.5 car garage, 1 gas water heater, no additional venting.

Attic

1. Access

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Please note that your inspector reviewed the attic, duct work, insulation and truss system to the best of his ability within normal common safety standards. All attics are not completely visible and no attic can be completely reviewed. If this is a concern, I recommend discussing with a Licensed Architect or a Structural Engineer for additional information.
- There is an attic platform installed for access. We inspect the attic from this platform only as the attic floor joist are covered with insulation and not visible. This makes traversing the attic to dangerous as an inspector can fall through the roof with a misplaced foot or an incorrectly installed floor joist that is covered up.
- Attic access opening in drywall ceiling @ main garage, single car garage, master bedroom

2. Chimney

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Fireplace is a direct vent model, no chimney is on this fireplace.

3. Duct Work

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Please note that your inspector reviewed the attic, duct work, insulation and truss system to the best of his ability within normal common safety standards. All attics are not completely visible and no attic can be completely reviewed. If this is a concern, I recommend discussing with a Licensed Architect or a Structural Engineer for additional information.
- Insulated Flexible Duct Work appears to be in good condition where visible

4. Insulation Condition

Functional	Evaluate	Action	N/A	S/H
X				

Type: Blown in insulation • Fiberglass batts

Depth: 8 to 10 inches

Observations:

- I am not able to get to all corners of this attic, what is visible appears to be in acceptable condition. If this is a concern, I recommend discussing with a Licensed Architect or a Structural Engineer.



I am not able to get to all corners of this attic, what is visible appears to be in acceptable condition. If this is a concern, I recommend discussing with a Licensed Architect or a Structural Engineer.

5. Structure

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Please note that your inspector reviewed the attic, duct work, insulation and truss system to the best of his ability within normal common safety standards. All attics are not completely visible and no attic can be completely reviewed. If this is a concern, I recommend discussing with a Licensed Architect or a Structural Engineer for additional information.
- Pre Fab Manufactured truss present, what is visible appears to be in good condition
- Access limited, condition of structure not fully visible due to limited access. What is visible appears to be in good condition at this time. If this is a concern, recommend discussing with a qualified trade contractor.

6. Roof Ventilation

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Ohagen Vents present
- Soffit Ventilation Present

7. Roof Vent Screens

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Ventilation screening appears to be in good condition

8. Vapor Barrier

Functional	Evaluate	Action	N/A	S/H
			X	

Materials: None

Observations:

- No Vapor barrier present- this is very common on Phoenix Homes

Interior Areas

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

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

1. Door Bell

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Operated

2. Window

Functional	Evaluate	Action	N/A	S/H
		X		

Type: Aluminum / Metal • Double pane • Slider • Sliding glass door present

Observations:

- I checked a representative number of windows and these are in operating order except where noted.
- Recommend considering the installation of Sun Screens. These can reduce cooling expenses and reduce wear and tear on your interior finishes.
- Thermopane windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, dirt, dust, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. The addition of sun screens will extend the window seals life dramatically.
- All windows facing into the front entry- including- bed 3, flex room, foyer and Laundry Room appear to have spots on glass that does not come off, recommend having a glass contractor review, clean and or replace glass as needed.
- Torn screen at single car garage window, this will need to be re screened.



Torn screen at single car garage window, this will need to be re screened.

3. Sliding Doors

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Sliding glass door is operating correctly

4. Screen Doors

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Sliding screen door is operating correctly

5. Ceiling

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Minor cracks and imperfections are considered routine maintenance. These can be addressed as part of your regular maintenance procedures. • There are drywall ceilings noted.
Observations:
 • Ceiling appears to be in good condition
 • Appears to be freshly painted ceilings

6. Fire Sprinklers

Functional	Evaluate	Action	N/A	S/H
			X	

Materials: Automatic Fire Sprinklers NOT present in this home
Observations:
 • No Automatic Fire Sprinklers present

7. Wall

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Minor cracks and imperfections are considered routine maintenance. These can be addressed as part of your regular maintenance procedures. • Drywall walls noted.
Observations:
 • Walls appear to be in good condition

8. Floor

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Tile
Observations:
 • Floor is not visible under the floor covering. The floor covering appears to be in good condition

9. Doors

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Interior doors of main living area appear to operate correctly

10. Stairs & Handrail

Functional	Evaluate	Action	N/A	S/H
			X	

Observations:
 • None

11. Fireplace

Functional	Evaluate	Action	N/A	S/H
X				

Location: Family Room
Type: Sealed gas fireplace, gas log set present.
Observations:
 • Fireplace is present and appears in good condition



Fireplace is present and appears in good condition

12. Smoke Detectors

Functional	Evaluate	Action	N/A	S/H
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Smoke detectors are tested from a 6 ft ladder and appear to be operational, recommend replacing the batteries yearly. If the battery is chirping, turn off the circuit, remove the battery, Hold down the test button for 20 seconds to reset the codes, replace battery and reinstall smoke detector then turn on circuit. This should prevent the smoke detector from continuing to chirp. Replace smoke detectors every 8-10 years.

13. Ceiling Fans

Functional	Evaluate	Action	N/A	S/H
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ceiling fan is operational
- Ceiling fans wobble from time to time and if un corrected can become a safety hazard. The can be easily corrected by placing weights on the fan blades to counter the wobble, recommend a licensed electrician perform this work.

14. Closets

Functional	Evaluate	Action	N/A	S/H
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Closet is in good condition

Electrical

1. Electrical Panel

Functional	Evaluate	Action	N/A	S/H
X				

Location: South side

Observations:

- Main Panel is in good condition
- Ground wire acceptable where visible

2. Main Amp Breaker

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Voltage can vary at anytime and is approximate
- 200 amp

3. Circuit Breakers / Wire

Functional	Evaluate	Action	N/A	S/H
X				

Wire Type: The majority of all wiring is behind the walls and not visible nor inspected no matter what type of wire is in place. • Main service conductor is an aluminum Bar and appears to be in good condition • NM (non-metallic sheathed cable) - "Romex" Branch circuit wiring • 120 volt circuits are copper wire • Copper at 240 volt circuits

Observations:

- Circuit Breakers being used and appear to be in good condition
- Branch circuit wire observed and what is visible appears to be in good condition
- Breaker / wire compatibility is in good condition

4. Service Entrance Cable

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Main Service Conductor is located underground and is not visible.
- 120/240 volt
- Single phase

5. GFCI / AFCI

Functional	Evaluate	Action	N/A	S/H
				X

Observations:

- GFCI outlets are tested with a plug in circuit tester and are operational. GFCI outlets offer advanced protection against electrical shocks and were introduced in the mid to late 1970's
- Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.
- AFCI in bedrooms trip upon plugging a tester into the outlets, I used 2 different devices, afci appears to be weak, recommend having a Licensed Electrician evaluate and replace as needed.

6. General Electrical

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Receptacles, Polarity, Ground were looked at and checked with a plug tester, these are in good condition
- Representative number of light switches and outlets have been checked and are in working order
- We test light fixtures when possible. Sometimes the light fails to work and this could be something as simple as a burned out or missing bulb or controlled by a timer or photocell. If some lights fail to work we recommend review prior to close by a licensed electrician to verify the operation.
- Ground acceptable where visible

Plumbing

1. Water Service

Functional	Evaluate	Action	N/A	S/H
X				

Materials: 50 psi • Water Service shutoff in Garage

Observations:

- Water service is in satisfactory condition at this time
- Anti Siphon devices installed - this is good and will stop contamination of the domestic drinking water in the home.
- 50 psi
- Excellent decision to put water service in garage



50 psi



Water shut off in the garage, excellent

2. Water Pressure Regulator

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Present



Present

3. Water Heater Enclosure

Functional	Evaluate	Action	N/A	S/H
			X	

4. Water Heater Condition

Functional	Evaluate	Action	N/A	S/H
X				

Type: Gas • Approximate age: • 2007

Location: Garage

Observations:

- Water heater is operational, Estimated life expectancy of the water heater is 10 to 12 years, the useful life of a water heater can vary dramatically depending on manufacturer, water quality and maintenance performed.
- Automatic safety controls are present and appear in good condition. These automatic devices are not tested for function.
- Recommend adding a catch pan/ drain pan under the water heater. In the event of a water heater leak, this can save potential damage to the interior living space adjacent to the water heater.
- Recommend draining the unit yearly and replacing the Anode Rod every 2 years or as needed depending on the water. This will allow the water heater to operate as efficiently as possible saving you money. This debris can clog the water valves and slow down water flow, if this happens I recommend replacing the water heater and flushing the system.
- Water heater is an older model and quite possibly at the end of its life. Recommend replacing this unit before there is a major failure and water damage occurs.



Recommend adding a catch pan/ drain pan under the water heater. In the event of a water heater leak, this can save potential damage to the interior living space adjacent to the water heater.

5. Water Heater Size

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- 50 gallons

6. Water Heater Base

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Water heater base is present and in satisfactory condition

7. Water Heater Combustion

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Water heater is operational and producing hot water
- Automatic safety controls are present and appear in good condition. These automatic devices are not tested for function.

8. Water Heater Exhaust Vent

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Exhaust flue is present and appears in good condition

9. Temp. pressure Relief valve and overflow

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Copper pipe

Observations:

- Automatic safety controls are present and appear in good condition. These automatic devices are not tested for function.
- Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp (210 degrees) or pressure (150psi) in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- Installed into wall and exits the building

10. Plumbing Waste & Vent Pipes

Functional	Evaluate	Action	N/A	S/H
	X			

Observations:

- The plumbing waste and vent lines are only visible in a few select areas. The majority of the system is underground or in the walls and not visible. With a visual examination we can't determine if the piping has clogs, incorrect pipe slope, breaks or cracks. Therefore we recommend a licensed plumber conduct a visual examination with a snake camera system. These types of inspections usually cost about \$175 to \$ 300 and they use a fiber optic camera that goes into the sewer system to view the interior of the pipe.
- ABS Plastic present, good condition where visible
- Supports/ straps present
- Sewer cleanouts are not visible., possibly under some landscape rock, recommend locating for future use.

11. General Plumbing

Functional	Evaluate	Action	N/A	S/H
		X		

- Materials:** 1" water supply • No visible piping except for at the water heater location. No plumbing visible in the attic, No piping visible under the sinks. Distribution piping unknown. • Main Service Line- copper present above grade. Can't determine what type of piping present underground.

Observations:

- I run water at all locations for 15-20 minutes during the inspection. If a home has been vacant for any length of time it is possible that some water heater sediment can be dislodged on the hot side of the system. This sediment can at times clog the hot valves and slow down water flow. Water heaters should be drained yearly and the anode rods replaced every 2 years or as needed depending on the water condition.
- Bond wire present where visible and in good condition
- Anti siphon device present
- Supports/ straps present
- Water distribution lines are not visible
- Softener installed- not inspected, I recommend having this looked at by a water softener company for proper operation, they can also set the softener up for the number of people who will be living in the home.
- Circulation pump present
- When running cold side water at all water using devices there is heavy rusty water, since it's only the cold side it's possible this can be a water softener issue, Recommend a Licensed plumber evaluate and repair. It's also possible the water softener will need flushing and sanitized.



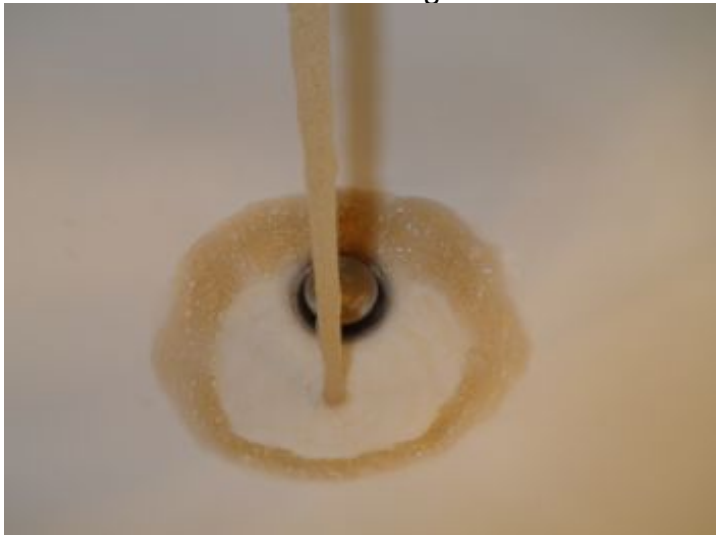
When running cold side water at all water using devices there is heavy rusty water, since it's only the cold side it's possible this can be a water softener issue, Recommend a Licensed plumber evaluate and repair. It's also possible the water softener will need flushing and sanitized.



When running cold side water at all water using devices there is heavy rusty water, since it's only the cold side it's possible this can be a water softener issue, Recommend a Licensed plumber evaluate and repair. It's also possible the water softener will need flushing and sanitized.



When running cold side water at all water using devices there is heavy rusty water, since it's only the cold side it's possible this can be a water softener issue, Recommend a Licensed plumber evaluate and repair. It's also possible the water softener will need flushing and sanitized.



When running cold side water at all water using devices there is heavy rusty water, since it's only the cold side it's possible this can be a water softener issue, Recommend a Licensed plumber evaluate and repair. It's also possible the water softener will need flushing and sanitized.

12. Gas Line

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Visible gas piping has support straps present
- Natural Gas present



BBQ Stub

13. Gas Meter

Functional	Evaluate	Action	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: North Side

Observations:

- Bond wire visible at gas piping
- Gas line support straps are visible in select locations and in good condition



Bond wire visible at gas piping

Heat/AC

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

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person. We do NOT test the calibration of the Thermostat. Ideal Temperature splits for the Heat Pump is 18 to 22 degrees for cooling and 22 to 32 degrees for the heating mode.

1. Heater Condition

Functional	Evaluate	Action	N/A	S/H
X				

Location: Attic

Type: 1 Gas Forced air furnace at unknown size • Approximate Heater Age: • 2007

Observations:

- Annual Heating and Air conditioning service contract is recommended. It is hard to tell when this equipment was last serviced and tuned up. This will insure correct operation from heating season to cooling season and keep your home as comfortable as possible. Having this service done at each season will also ensure peak performance that the manufacturer intended for your system.
- Automatic safety controls are present and appear in good condition. These automatic devices are not tested for function.
- Gas Forced Air system life expectancy is 15 to 18 years, the useful life of this equipment can vary dramatically depending on the manufacturer, installation and scheduled maintenance.
- Gas Forced Air Furnace achieved the desired temperature rise and appears to be functioning as intended at the time of the inspection.

2. AC Condensing Unit Condition

Functional	Evaluate	Action	N/A	S/H
X				

Type / Size: Electric a/c • 5 ton • Approximate A/C Age: • 2007

Location: Exterior south

Observations:

- Annual Heating and Air conditioning service contract is recommended. It is hard to tell when this equipment was last serviced and tuned up. This will insure correct operation from heating season to cooling season and keep your home as comfortable as possible. Having this service done at each season will also ensure peak performance that the manufacturer intended for your system.
- Automatic safety controls are present and appear in good condition. These automatic devices are not tested for function.
- A/C condensing unit model #'s are:
- Recommend installing an EZ Trap Safety Switch on the a/c drain line. This will shut off the a/c unit in the event of a clogged drain line saving costly repairs from water damage.
- Electric Air Conditioning Life Expectancy is 15 to 18 years, the useful life of this equipment can vary dramatically depending on manufacturer, installation and scheduled maintenance. The coils will develop corrosion as time goes on and the units get older and this is normal for hvac units. I recommend considering a home warranty to possibly cover these types of cost in older equipment.
- Electric Air Conditioning has a typical temperature drop between 18 - 22 degrees F between the Supply and Return Air. This system responded and achieved an acceptable temperature drop at the time of the inspection today.



A/C condensing unit model #'s are:

3. Refrigerant Lines

Functional	Evaluate	Action	N/A	S/H
X	□	□	□	□

Observations:

- Condensing line sets are present and appear in good condition where visible



recommend sealing the condensing line set opening into the wall with foam so pest don't enter.

4. Heater Base

Functional	Evaluate	Action	N/A	S/H
X	□	□	□	□

Observations:

- The heater base appears to be functional.

5. Thermostats

Functional	Evaluate	Action	N/A	S/H
X	□	□	□	□

Observations:

- Thermostat is operational and it is checked for turning the equipment on and off. If calibration is desired, please contact a Licensed heating and air contractor to evaluate and repair as needed.
- Estimated life expectancy is 20 years

6. HVAC Filter Condition

Functional	Evaluate	Action	N/A	S/H
X				

Location: Hall ceiling

Observations:

- Air filter appears to be clean and in good condition

7. Enclosure

Functional	Evaluate	Action	N/A	S/H
			X	

8. Gas Valves & visible gas lines

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Gas valve and visible piping present and appear in good condition
- Recommend installing a Gas Line Drip Leg to prevent debris from entering the gas valve provide a place for moisture to go that is in the gas.

9. Exhaust Vent

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Exhaust vent is present and appears in good condition

10. Duct Work

Functional	Evaluate	Action	N/A	S/H
X				

Location / Obsevation:

- Insulated flexible duct lines are present and appear functional where visible.

11. HVAC Room Registers

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Heating and Air Conditioning supply registers observed in each livable room and are functional where visible

Bedrooms

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

1. Locations

Locations: master 1 • bed 2 • bed 3

2. Ceiling

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Minor cracks and imperfections are considered routine maintenance. These can be addressed as part of your regular maintenance procedures. • There are drywall ceilings noted.

Observations:

- Ceiling appears to be in good condition

3. Walls

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Minor cracks and imperfections are considered routine maintenance. These can be addressed as part of your regular maintenance procedures. • Drywall walls noted.

Observations:

- Walls appear to be in good condition

4. Floor

Functional	Evaluate	Action	N/A	S/H
X				

Materials: carpet

Observations:

- Floor is not visible under the floor covering. The floor covering appears to be in good condition

5. Ceiling Fans

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Ceiling fan is operable @ bedrooms
- Ceiling fans wobble from time to time and if uncorrected can become a safety hazard. The can be easily corrected by placing weights on the fan blades to counter the wobble, recommend a licensed electrician perform this work.

6. Closets

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- closet appears to be in good condition

7. Doors

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Bedroom doors appear to function correctly

8. Smoke Detectors

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Smoke detectors are tested from a 6 ft ladder and appear to be operational, recommend replacing the batteries yearly. If the battery is chirping, turn off the circuit, remove the battery, Hold down the test button for 20 seconds to reset the codes, replace battery and reinstall smoke detector then turn on circuit. This should prevent the smoke detector from continuing to chirp. Replace smoke detectors every 8-10 years.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs, showers, toilets, bidets, cabinets, drywall, doors, flooring and fixtures. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. We run the water in the toilet, sink and showers at one time to determine flow, drainage and leakage. Shut off valves are NOT operated because of their high failure rate and leakage.

1. Locations

Locations: master bath • hall bath

2. Cabinets

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Cabinets appear to be in good condition

3. Counters

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Marble counter appears to be in good condition

4. Sinks, Faucets, Drains

Functional	Evaluate	Action	N/A	S/H
		X		

Observations:
 • Faucets are in good condition at this time.
 • Drainage Good
 • Functional drainage appears slow @ hall bath
 • Rusty water at both baths all water using devices, see notes in General Plumbing section

5. Ceiling

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Minor cracks and imperfections are considered routine maintenance. These can be addressed as part of your regular maintenance procedures. • There are drywall ceilings noted.
 Observations:
 • Ceiling appears to be in good condition
 • Appears to be freshly painted ceilings in this home.

6. Wall

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Minor cracks and imperfections are considered routine maintenance. These can be addressed as part of your regular maintenance procedures. If this concerns you I recommend having a licensed professional review. • Drywall walls noted.
 Observations:
 • Walls appear to be in good condition
 • Appears to be freshly painted walls

7. Floor

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Tile
 Observations:
 • Floor is not visible under the floor covering. The floor covering appears to be in good condition

8. Doors

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Interior doors appear to be in good condition

9. Bath Tubs

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Tub is in good condition @ master bath, Hall bath
 • Functional drainage
 • Functional flow

10. Showers

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Showers appear to be in good condition
 • Functional drainage
 • Functional flow good @ master bath, when multiple faucets are running
 • Piping supports/ straps observed

11. Shower Walls

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Shower walls appear to be in good condition

12. Shower Enclosure

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Shower enclosure appears to be in good condition

13. Toilets

Functional	Evaluate	Action	N/A	S/H
		X		

Observations:
 • Toilet appears to be in good condition @ master bath, hall bath except as noted
 • Functional drainage
 • Functional flow
 • See note in General Plumbing section on Rusty water



See note in General Plumbing section on Rusty water

14. Bath Exhaust Fan

Functional	Evaluate	Action	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Exhaust fan present and is operable

15. Mirrors

Functional	Evaluate	Action	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Mirror appears to be in good condition

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. We will operate the built in appliances with normal control functions. Appliances approaching 10 years old can be approaching the end of their useful life and budgeting for a new appliance is suggested. Appliances can malfunction at anytime and this report is not a warranty as to the longevity or internal condition of the appliance. We check the cabinets, flooring, electric, heating, and plumbing.

1. Cabinets

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Cabinets appear to be in good condition

2. Counters

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Granite counter appears to be in good condition

3. Sinks, Faucets, Drains

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Kitchen sink appears to be in good condition
 • Faucets are operational and in good condition
 • Drainage Good
 • Functional Flow Good when running multiple faucets and the highest shower head in the house
 • Kitchen sink is scratched, this is primarily a cosmetic issue, the sink is functional at this time.

4. Ceiling

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Minor cracks and imperfections are considered routine maintenance. These can be addressed as part of your regular maintenance procedures. • There are drywall ceilings noted.
Observations:
 • Ceiling appears to be in good condition
 • Appears to be freshly painted ceilings

5. Wall

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Minor cracks and imperfections are considered routine maintenance. These can be addressed as part of your regular maintenance procedures. • Drywall walls noted.
Observations:
 • Walls appears to be in good condition
 • Appears to be freshly painted walls

6. Floor

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Tile
Observations:
 • Floor is not visible under the floor covering. The floor covering appears to be in good condition

7. Doors

Functional	Evaluate	Action	N/A	S/H
X				

Observations:
 • Kitchen doors appear to be in good condition

8. Dishwasher

Functional	Evaluate	Action	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Dishwasher was operational at the time of inspection. I run the dishwasher through 2 cycles then turn off do to time constraints. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components.
- Appliances are operated with standard methods of operation. If the unit does not respond to normal control commands on the front of the appliance, then the device is deemed "NOT Operable". We do not do investigative trouble shooting or remove the appliance to inspect.
- Estimated lifespan of a dishwasher is 8 to 12 years depending on quality and use.
- Cross connection- Lack of a proper high loop or air gap noted at dishwasher drain line.



Cross connection- Lack of a proper high loop or air gap noted at dishwasher drain line.

9. Garbage Disposal

Functional	Evaluate	Action	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appliances are operated with standard methods of operation. If the unit does not respond to normal control commands on the front of the appliance, then the device is deemed "NOT Operable". We do not do investigative trouble shooting or removal and installation of the appliance and the equipment through out the home.
- Garbage disposal Operated and appeared functional at time of inspection. Disposals can fail at any time and no warranty is offered for this or any other appliance.
- Estimated life span of a disposal is 8 to 12 years depending on quality and use.
- The garbage disposal has some corrosion on the side, recommend replacing soon, the disposal is operational.



Garbage Disposal is corroded and should be replaced before it leaks or fails.

10. Microwave

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested with a microwave light detector and was operational at the time of the inspection. Microwaves can fail at anytime as they are an electric component and the most likely failure is the Magnetron. This part can be replaced yourself for about \$140 and is generally warranted for about 10 years.
- Appliances are operated with standard methods of operation. If the unit does not respond to normal control commands on the front of the appliance, then the device is deemed "NOT Operable". We do not do investigative trouble shooting or removal and installation of the appliance and the equipment through out the home.
- Life Span of a microwave is 5 to 10 years depending on quality and use



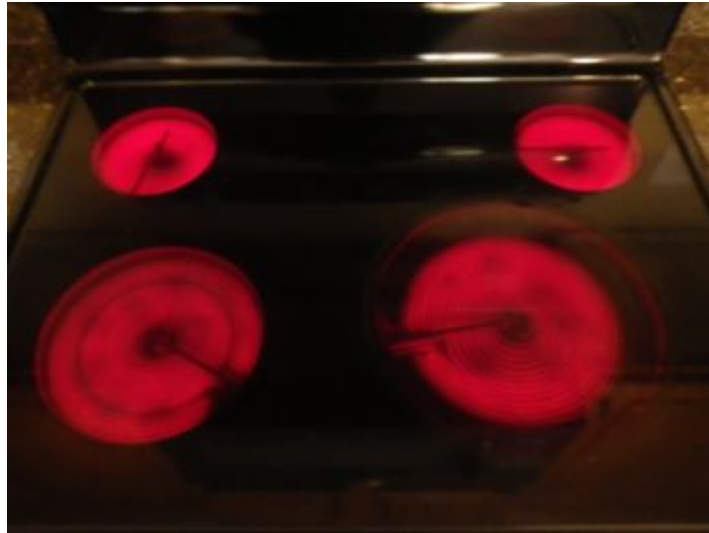
Built-in microwave ovens are tested using normal operating controls. Unit was tested with a microwave light detector and was operational at the time of the inspection. Microwaves can fail at anytime as they are an electric component and the most likely failure is the Magnetron. This part can be replaced yourself for about \$140 and is generally warranted for about 10 years.

11. Cook top condition

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- This Cooktop was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees for this or any other appliance is offered. Appliances can fail at anytime and is impossible to predict when.
- Appliances are operated with standard methods of operation. If the unit does not respond to normal control commands on the front of the appliance, then the device is deemed "NOT Operable". We do not do investigative trouble shooting or removal and installation of the appliance and the equipment through out the home.
- Estimated life span of an Electric Cooktop is 12 to 15 years.



This Cooktop was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees for this or any other appliance is offered. Appliances can fail at anytime and is impossible to predict when.

12. Oven & Range

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

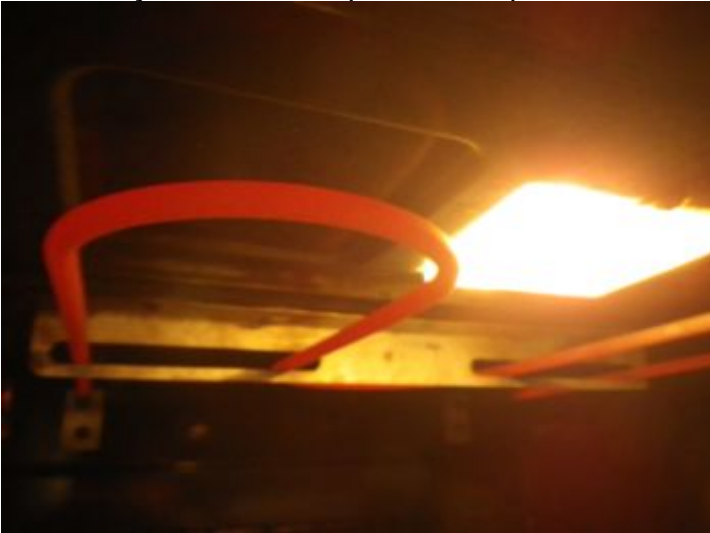
- The Electric oven was tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given to safe guard against future failure. Appliances can fail at anytime and is impossible to predict when.
- Appliances are operated with standard methods of operation. If the unit does not respond to normal control commands on the front of the appliance, then the device is deemed "NOT Operable". We do not do investigative trouble shooting or removal and installation of the appliance and the equipment through out the home.
- Estimated Oven life expectancy is 12 to 15 years



The Electric oven was tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given to safe guard against future failure. Appliances can fail at anytime and is impossible to predict when.



The Electric oven was tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given to safe guard against future failure. Appliances can fail at anytime and is impossible to predict when.



The Electric oven was tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given to safe guard against future failure. Appliances can fail at anytime and is impossible to predict when.



13. Exhaust Hood Vent

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Microwave with fan/light combo

Observations:

- Exhaust fan is operation
- Appliances are operated with standard methods of operation. If the unit does not respond to normal control commands on the front of the appliance, then the device is deemed "NOT Operable". We do not do investigative trouble shooting or removal and installation of the appliance and the equipment through out the home.

Laundry

1. Locations

Location: Interior laundry room

2. Ceiling Condition

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Minor cracks and imperfections are considered routine maintenance. These can be addressed as part of your regular maintenance procedures. • There are drywall ceilings noted.

Observations:

- Ceiling appears to be in good condition
- Freshly painted in areas

3. Wall Condition

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Minor cracks and imperfections are considered routine maintenance. These can be addressed as part of your regular maintenance procedures. • Drywall walls noted.

Observations:

- Walls appear to be in good condition
- Freshly painted in areas

4. Floor Condition

Functional	Evaluate	Action	N/A	S/H
X				

Materials: Tile

Observations:

- Floor is not visible under the floor covering. The floor covering appears to be in good condition

5. Doors

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Laundry door appears to be in satisfactory condition

6. Cabinets

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Laundry cabinets appear to be in Satisfactory condition unless otherwise noted

7. Counters

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Formica counter appears to be in satisfactory condition

8. Dryer Exhaust

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- The dryer vent that is visible appears to be in good condition
- Recommend cleaning the dryer vent yearly by a licensed professional.

9. Exhaust Fan

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- dryer exhaust is operational
- Window present in laundry room as well

10. Wash Basin / Washer hook up

Functional	Evaluate	Action	N/A	S/H
X				

Observations:

- Washer supply valve box appears to be in good condition, the supply valves are not turned on or off.
- Functional drainage
- Functional Flow



Washer supply valve box appears to be in good condition, the supply valves are not turned on or off.

General Home Information

This report conforms to the Arizona Standards of Professional Practice for Home Inspections and shall provide the client with a better understanding of the property conditions as observed at the time of the inspection. A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. Please understand that there is NO pass or fail given to a home. The inspection is simply a snap shot in time, the day of the inspection, of the condition the home is in. We do not do any destructive testing or perform any invasive inspection. This inspection is NOT technically exhaustive and will not identify concealed conditions or latent defects.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. This report can't possibly list all the hidden problems however it will help you in the overall decision making process. You are advised to seek specific professionals for a more in depth investigation if that information is desired prior to closing on the property.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

We also highly recommend that any repair identified in this report be done so by a Licensed and Insured Qualified Contractor. Further more we recommend getting at least 2 qualified proposals to address any concerns in this report.

Intermittent and Concealed issues: Some problems can only be discovered by living in the home. They simply cannot be discovered during a few hour inspection process. Some things happen only under a specific set of conditions or temperatures or only be discovered if the carpet is lifted or furniture removed or wall finishes or wall paper is removed. We simply are not able to see everything if it is concealed or hidden.

This Home Inspection is NOT Insurance: The inspection is designed to better your odd's, it is not designed to eliminate your risk of home ownership. Home Ownership has certain risk as things break, wear out and need replacing. We are not able to predict when something will fail and can only give general guidance on certain items based on previous experience.

1. Home Information

Materials: This inspection report is being conducted in accordance with the Arizona Standards of Professional Practice for Home Inspectors as well as the International Association of Certified Home Inspectors. • HOME SIZE: 2210 sq. ft • Home Faces - East • Single Story • Home is Vacant • Single Family Residence • Home Is NOT Furnished • Buyer Present • Buyer Agent Present • Seller NOT present • Gas Service On • Water Service ON • Electric Service ON • Cloudy and the Temperature is: 74 degrees

Report Summary

Items on this summary page are either checked **Evaluate** or **Action**. These items are also included in the main report along with a photo if the photo was needed for further explanation. Please use the entire report for your evaluation and decision making process.

Functional = Operational / No problems visible

Evaluate = The component or system needs to be evaluated for repair or replacement by a Licensed qualified Contractor

Action - Items that are no longer functioning as intended, need repair or replacement by a licensed Qualified Contractor prior to close of escrow.

S / H - This is an item that is a Safety Hazard and should be corrected immediately

Grounds		
Page 2 Item: 4	Gate / BBQ Condition	<ul style="list-style-type: none"> • Hard to operate and close- recommend adjustments
Exterior Areas		
Page 4 Item: 6	Exterior Doors & Entry Door	<ul style="list-style-type: none"> • Entry screen door self closer needs adjustments or replacing to operate correctly • Front door does not latch, recommend adjustments for safety
Roof		
Page 8 Item: 2	Flashing	<ul style="list-style-type: none"> • Valley flashing at both areas upper left of entry needs correction, there is a belly in the flashing and the flashing needs to be extended , this will trap water and potentially cause a leak.
Page 9 Item: 3	Gutter / Roof Drainage	<ul style="list-style-type: none"> • Rear patio cover gutter is not supported properly and will flex when full of water, this needs to be supported correctly or have 2 sections of gutter across the back rather than 1. Recommend a licensed Gutter Contractor evaluate and repair
Garage		
Page 11 Item: 5	Exterior Door	<ul style="list-style-type: none"> • Garage exterior door knob needs adjustments • Strike plate needs adjustment to properly secure the door. @ single car garage
Interior Areas		
Page 15 Item: 2	Window	<ul style="list-style-type: none"> • All windows facing into the front entry- including- bed 3, flex room, foyer and Laundry Room appear to have spots on glass that does not come off, recommend having a glass contractor review, clean and or replace glass as needed. • Torn screen at single car garage window, this will need to be re screened.
Electrical		
Page 18 Item: 5	GFCI / AFCI	<ul style="list-style-type: none"> • AFCI in bedrooms trip upon plugging a tester into the outlets, I used 2 different devices, afci appears to be weak, recommend having a Licensed Electrician evaluate and replace as needed.

Plumbing

Page 21 Item: 10	Plumbing Waste & Vent Pipes	<ul style="list-style-type: none"> • Sewer cleanouts are not visible., possibly under some landscape rock, recommend locating for future use.
Page 22 Item: 11	General Plumbing	<ul style="list-style-type: none"> • When running cold side water at all water using devices there is heavy rusty water, since it's only the cold side it's possible this can be a water softener issue, Recommend a Licensed plumber evaluate and repair. It's also possible the water softener will need flushing and sanitized.

Bathroom

Page 28 Item: 4	Sinks,Faucets,Drains	<ul style="list-style-type: none"> • Functional drainage appears slow @ hall bath • Rusty water at both baths all water using devices, see notes in General Plumbing section
Page 29 Item: 13	Toilets	<ul style="list-style-type: none"> • See note in General Plumbing section on Rusty water

Kitchen

Page 32 Item: 8	Dishwasher	<ul style="list-style-type: none"> • Cross connection- Lack of a proper high loop or air gap noted at dishwasher drain line.
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