

INSPEX Technologies

Your Friend in the Home Inspection Field

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HOME INSPECTION REPORT SAMPLE

PREPARED FOR:

The Clients

INSPECTION ADDRESS

1234 Your Street, Phoenix, Arizona 85014

INSPECTION DATE

1/16/2016 9:00 am to 12:30 pm

REPRESENTED BY:

The Realtor



GENERAL INFORMATION

Inspection Address: 1234 Your Street, Phoenix, Arizona 85014
Inspection Date: 1/16/2016 Time: 9:00 am to 12:30 pm
Weather: Clear and Dry
Inspected by: Patrick Harkness

Client Information: The Clients
Buyer's Agent: The Realtor

Structure Type: Masonry and Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: One

Structure Style: Single Family

Structure Orientation: East

Estimated Year Built: 1952
Unofficial Sq.Ft.: 1532

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

Report File: 5748 N 12th Pl

Structural Components

Various Hard Surfaces

Evaluation of Hard Surfaces

Functional Components and Conditions

- The visible portions of the hard surfaces, such as the house walls, yard walls, patios and walkways, are in acceptable condition.

Grading & Drainage

General Comments

Informational Components

- Water can be destructive and foster conditions that are detrimental to structural components and potentially to the occupants health. For this reason the ideal exterior grading will slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, rain gutters or roof scuppers and downspouts that discharge in a way that carries water away from the house are suggested. We cannot guarantee the adequacy of any drainage system especially if any portion of the interior floor is below the exterior grade. Though we do try to visibly detect moisture issues, our site visit is limited and the sellers or occupants will have a more complete knowledge of any past moisture intrusion in the residence.

Moisture & Related Issues

Informational Components

- Moisture intrusion is an issue that can create problems with which you should be aware. Moisture intrusion involves a host of interrelated factors and can be unpredictable, intermittent or constant. When moisture intrusion is not clearly evident, it can be inferred by musty odors, peeling paint, damaged drywall, efflorescence (white, powdery residue), rust on metal components and wood rot. Interior condensation and humidity can produce conditions similar to moisture intrusion from the exterior. If you suspect moisture issues, especially if you or any member of your family suffers from allergies or asthma, you should seek further consultation by someone who specializes in moisture or mold and mildew inspections.

Interior-Exterior Elevations

Functional Components and Conditions

- There is an adequate difference in elevation between the exterior grade and the interior floors. Though no guarantee against potential moisture issues, the interior floors appear to be sufficiently above grade.

Components and Conditions Needing Service

- The grading and drainage at points around the house is negative (sloped toward structure) or neutral (flat). In order to keep moisture away from the foundation, the grade (soil or other surface) should slope away from the structure. We recommend further investigation

and remedial action (re-grading and/or installing rain gutters and downspouts) as needed.

Drainage Mode

Informational Components

- Drainage is dependent on soil percolation and/or hard surfaces which is not ideal but we did not observe any evidence of moisture threatening the living space. Rain gutters and downspouts are recommended to control water run-off from the roof surfaces and direct it away from the structure. Note: we are not grading specialists therefore you may want to have a grading specialist evaluate and render an opinion.

Structural Elements

Identification of Wall Structure

Informational Components

- The walls of the back addition are conventionally framed with wooden studs.
- The main house walls are comprised of concrete blocks and masonry components.

Identification of Floor Structure

Informational Components

- Though not visible, the floor structure consists of a poured slab that appears to be in acceptable condition. Note: the slab could include reinforcing steel.

Identification of Ceiling Structure

Informational Components

- The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Components

- The roof structure is conventionally framed with rafters.

Slab Foundation

Method of Evaluation

Informational Components

- We evaluated the slab foundation on the exterior by examining the stem walls that project above the footing at the base of the walls. The interior portions of the slab, also known as the slab floor, have little structural significance. This portion of the foundation is covered and therefore beyond the scope of this inspection.

Note: our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and

we do not use any specialized devices to view or test the foundation (for cracks, level etc.).

Slab Foundation Observations

Functional Components and Conditions

- The slab foundation had no visible, significant abnormalities.

Components and Conditions Needing Service

- The paint is peeling off of the concrete in several areas around the house. We recommend scraping any loose paint and repainting the concrete to seal/protect it from moisture entry.

Exterior Components

Exterior Wall Finish

House Wall Finish Type

Informational Components

- The exterior walls consist of concrete block and siding.

House Wall Finish Observations

Functional Components and Conditions

- The exterior walls are in acceptable condition.

Informational Components

- We recommend keeping any gaps, cracks or holes in the exterior walls sealed to prevent potential moisture and/or pest entry.
- Any vapor barriers that may or may not be included in the walls are not visible and are outside the scope of this inspection.

Components and Conditions Needing Service

- Portions of the siding are damaged/deteriorated along the base of the South and back walls. There is also a section of damaged wood trim over the side of the carport. We recommend further evaluation and remedial action as needed.

Exterior Components

General Comments

Informational Components

- The sheds were not inspected. We recommend further investigation as needed to ensure the sheds meets client needs expectations (if they convey).
- The basketball/sport court was not inspected. We recommend further investigation as needed to ensure the court is safe and meets client needs expectations.

Driveways

Functional Components and Conditions

- The driveway is in acceptable condition.

Informational Components

- There are typical cracks in the driveway. We suggest monitoring or remedial action as needed.

Components and Conditions Needing Service

- There is an off-set in the driveway which could prove to be a trip hazard. We recommend further investigation and remedial action as needed.

Walkways

Functional Components and Conditions

- The walkways are in acceptable condition.

Fences & Gates

Functional Components and Conditions

- The fences and gates are in acceptable condition.

Informational Components

- The back gate was locked and could not be tested but appears to be in acceptable condition.

Fascia & Trim

Functional Components and Conditions

- The roof eaves (wood fascias, roof sheathing, soffits and trim) are in acceptable condition.

Components and Conditions Needing Service

- The back fascias, trim and other wood components need to be repainted to protect the wood.
- A section of the roof sheathing over the front of the carport is damaged/deteriorated due to moisture exposure. We suggest further investigation and remedial action as needed.

Landscaping Observations

Informational Components

- We suggest keeping vegetation cut back from the wall surfaces to prevent potential damage and/or pest entry.

Components and Conditions Needing Service

- Vegetation is overgrowing the house walls and corners of the roof. We recommend having the vegetation cut back from the walls and roof to prevent potential damage and/or pest entry.

Exterior Doors

Functional Components and Conditions

- The exterior doors are in acceptable condition.

Components and Conditions Needing Service

- The lock for the carport door knob is incomplete. We recommend remedial action as needed.

Windows

Functional Components and Conditions

- The windows are in acceptable condition.

Components and Conditions Needing Service

- There are cracks/gaps around some of the windows which should be repaired/sealed to prevent potential air/moisture entry.

Screens

Functional Components and Conditions

- The window screens are present and in acceptable condition.

Lights

Functional Components and Conditions

- The exterior lights are functional.

Electrical Receptacles

Informational Components

- The back patio electrical receptacle includes GFCI protection. Reset in the master bathroom.
- We recommend installing weatherproof covers on any electrical receptacles used to power permanent exterior electrical components (i.e. landscape water timers, landscape light timer/transformers, etc.). Weatherproof covers can be purchased at any hardware or home improvement store and are easily installed.

Components and Conditions Needing Service

- There is exposed electrical cable going to the carport receptacle. All electrical cable in accessible locations should be protected by conduit. We recommend remedial action as needed.
- ✓ The back patio receptacle is improperly wired (registered a Hot-Neutral Reverse when tested with an electrical circuit tester). The carport receptacle is improperly wired (registered an Open Ground when tested with an electrical circuit tester). Also, the carport receptacle does not include GFCI protection. We suggest further investigation by a qualified electrical professional and remedial action as needed.

Patios

Functional Components and Conditions

- The back patio is in acceptable condition.

Columns

Functional Components and Conditions

- The wood columns are in acceptable condition.

Informational Components

- The wood columns are in contact with the ground which is not recommended. We recommend having the columns retro-fitted with galvanized metal lift plates to prevent damage.

Other Exterior Observations

Components and Conditions Needing Service

- √ There are termite tubes on the back patio stem walls. We recommend further investigation by a certified pest control specialist and remedial action as needed.

Roofing Components

Composition Shingle Roof

General Comments and Description

Informational Components

- Please Note: No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking. Without current or very recent rainfall roof leaks may not be evident. Also, the roof membrane below the shingles is outside the scope of this inspection as it is covered by the shingles.
- There are a wide variety of composition shingle roofs which are comprised of asphalt and/or fiberglass materials covered with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last for fifteen to twenty years but are typically only guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary depending on a number of interrelated factors besides the quality of the material and the method of installation. The first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline and therefore more susceptible to leakage. This typically begins with the hip and ridge shingles (shingles bent over ridges or in valleys/corners) and to the field (flat) shingles on the South and West facing sides of the roof. This is an indication that the roof should be monitored and serviced more regularly. Regular maintenance will extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. Therefore we recommend having the roof inspected annually.

Method of Evaluation

Informational Components

- We evaluated the roof and its components by walking on its surface.

Roof Condition

Functional Components and Conditions

- The roof appears to be in acceptable condition.

Flashings

Functional Components and Conditions

- The roof flashings are in acceptable condition.

Components and Conditions Needing Service

- There is a crack in the seal around the water heater vent pipe that should be re-sealed. Also, there is no rain collar installed on the water heater vent pipe. We recommend having a rain collar installed to protect the seal around the pipe.

Vent Terminations and Covers

Functional Components and Conditions

- The vent terminations/covers are present and appear to be in acceptable condition.

Flat Foam Roof

General Comments and Description

Informational Components

- o Please Note: No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking. Without current or very recent rainfall roof leaks may not be evident.
- The flat roof areas are comprised of a spray-on foam material covered with an elastomeric protective coating. Such roofs typically do not drain rapidly. For this reason they should be kept clean (especially the scuppers which allow water to drain off of the roof) and inspected regularly. The first indication of wear will be cracking, pitting and/or peeling of the surface. Another common issue is bubbling which is an indication that the foam has separated from the roof substrate. Regular inspection and maintenance will extend the life of any roof and will usually avert most leaks that only become evident after they have caused other damage. Therefore, regardless of the age of a flat roof, it should be kept clean and inspected/serviced regularly.

Method of Evaluation

Informational Components

- We evaluated the roof and its components by walking on its surface.

Roof Condition

Components and Conditions Needing Service

- ∨ The flat roofs over the Arizona room and back patio are in poor condition. We recommend further evaluation by a roofing contractor to obtain a cost estimate for repair/replacement.

Chimney and Fireplace Components

Family Room Chimney

General Prefabricated

Informational Components

- ∖ Arizona Room Chimney: There are a wide variety of pre-fabricated chimneys which are constructed on site with various components. We perform a competent inspection but we are not specialists and our inspection is limited to those areas that can be viewed without specialized equipment or dismantling any portion of them. We cannot guarantee that any particular component is the one stipulated for use by the manufacturer. Therefore, you may want to have a specialist evaluate the chimney to ensure it is safe.

Weather Cap-Spark Arrestor

Functional Components and Conditions

- ∖ The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Components and Conditions Needing Service

- ∨ The wood on/around the chimney is in poor condition. We recommend further evaluation by a qualified roofing/chimney contractor and remedial action as needed.

Chimney Flue

Components and Conditions Needing Service

- ∖ The chimney flue is dirty and should be cleaned and further evaluated by a specialist before it is used. Chimney flues need to be periodically cleaned to prevent the possibility of chimney fires.

Fireplace

Functional Components and Conditions

- ∖ Though not tested (no fire ignited), the wood burning fireplace appears to be in acceptable condition.

Damper

Functional Components and Conditions

- ∖ The damper is functional.

Glass Doors

Functional Components and Conditions

- ∖ The fireplace glass doors are functional.

Hearth

Functional Components and Conditions

- The hearth is in acceptable condition.

Mantle

Functional Components and Conditions

- The fireplace mantle is in acceptable condition.

Plumbing Components

Water Supply

Water Main and Shut-off Location

Functional Components and Conditions

- The main water shut-off valve is located at the front of the house and appears to be in acceptable condition. Note: we did not test shut-off valve to ensure it is functional as older valves can leak and/or stick closed.

Pipe Supports and Insulation

Functional Components and Conditions

- The water supply piping supports/fasteners, where visible, appear to be in acceptable condition.

Functional Flow

Informational Components

- The functional flow of the water supply system was tested at all functional plumbing fixtures (i.e. exterior hose bibs, sink faucets and tubs/showers) and was acceptable. Note: we do not test water pressure or overall water volume, we only check to ensure there is adequate water flow when one or more plumbing fixture is in use.

Copper Water Pipes

Informational Components

- The water pipes, where visible, are copper and appear to be in acceptable condition.
- q The residence was most likely originally plumbed with galvanized water pipes but has been re-piped with copper. You should request documentation from the sellers to ensure that the work was done by a plumbing professional and the installation meets proper plumbing standards. It may also include a warranty or guarantee. If this documentation is not available we recommend further evaluation by a plumber. Note: it is unknown if the galvanized pipes inside the walls were also replaced.

General Gas Components

Gas Main Shut-Off Location

Informational Components

- The gas main shut-off is located at the back of the residence . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Main Observations

Functional Components and Conditions

- The gas main appears functional.

Gas Supply Pipes

Functional Components and Conditions

- The visible portions of the gas pipes and their components (i.e. supports, etc.) appear to be in acceptable condition.

Gas Water Heaters

Capacity & Location

Informational Components

- Hot water is provided to the house by a 40 gallon water heater located in the laundry room (manufacture date- 2012). The water heater is functional and appears to be in satisfactory condition.
- We recommend installing a hot water re-circulating pump to reduce water waste while waiting for water at the plumbing fixtures.

Water Heater Tank

Functional Components and Conditions

- The water heater tank is in acceptable condition.

Water Shut-Off Valve & Connectors

Functional Components and Conditions

- The shut-off valve and water connectors appear functional. Note: we did not test shut-off valve to ensure it is functional as older valves can leak and/or stick closed.

Components and Conditions Needing Service

- There is corrosion on the hot water fitting at the wall. No leaks were noted during this inspection. We recommend monitoring for continued corrosion or having the fittings serviced to prevent leakage

Gas Shut-Off Valve & Connector

Functional Components and Conditions

- The gas control valve and supply line appear to be in acceptable condition.

Vent Pipe and Collar

Functional Components and Conditions

- The vent pipe and collar are present and in acceptable condition.

Components and Conditions Needing Service

- The water heater vent consists partially of an old Transite pipe (in the attic), which is comprised of a solid, cement-like material that may contain asbestos. We recommend having a double-walled, or Type-B vent pipe installed as needed.
- The vent pipe in the laundry room is an older single-wall pipe. We recommend having a double-walled, or Type-B vent pipe installed.

Relief Valve & Discharge Pipe

Components and Conditions Needing Service

- The drain line from the pressure relief valve terminates in the laundry room and should be plumbed to the exterior with rigid copper pipe.

Drain Valve

Functional Components and Conditions

- The drain valve appears to be in acceptable condition but was not tested.

Combustion Air Vents

Informational Components

- There are no vents in the laundry room to provide combustion air for the water heater. However, this area is not hermetically sealed and may be large enough to support combustion. Though you may want to obtain a second opinion and have fresh-air vents installed as needed.

Drain Pan & Discharge Pipe

Informational Components

- o The water heater does not have a leak pan installed. Leak pans are designed to prevent water damage if the water heater were to leak or burst. We highly recommend having a leak pan and drain line installed that terminates on the exterior.

Irrigation or Sprinklers

Hose Bibs

Functional Components and Conditions

- The hose bibs are functional.

Components and Conditions Needing Service

- The hose bibs do not include anti-siphon devices. Anti-siphon devices keep water in hoses from potentially being drawn back into the house water supply. They can be purchased at any hardware or home improvement store and are easily installed.

Landscape Watering System

Informational Components

- The landscape watering system and its components are functional. The landscape drippers, bubblers and/or sprinklers were not individually inspected for proper water volume. If certain plants seem to be struggling those particular areas should be checked and repaired as needed.

Please Note: testing/inspecting landscape watering systems is not required by state standards. We perform a basic inspection of landscape watering systems as a courtesy to our clients. Also note that any underground components are outside the scope of our inspection.

- There are signs that the lawn sprinklers have sprayed the house walls (damaged siding on back wall and water stains on front bedroom window). We recommend monitoring the sprinklers to ensure they don't spray the house walls.

Components and Conditions Needing Service

- There is no vacuum breaker installed where the landscape watering system connects to the water main. A vacuum breaker should be installed to prevent water in the landscape watering system from potentially being drawn back into the house water supply. We recommend further investigation and remedial action as needed.

Waste & Drainage Systems

Type of Material

Informational Components

- The visible portions of the drainpipes are an older cast-iron type, which are not as dependable as modern ABS drainpipes as they can deteriorate over time.

Drain Waste and Vent Pipes

Functional Components and Conditions

- The drain, waste and vent pipes (where visible) are in acceptable condition.

Functional Drainage

Informational Components

- The functional drainage of the waste/drain system was tested at all functional plumbing fixtures (i.e. sinks, tubs/showers and toilets) and was acceptable. Note: we do not use any specialized equipment (cameras, etc.) to inspect waste/drainage components, sewer systems or overall volume of drainage. We only check to ensure there is adequate drainage when one or more plumbing fixture is in use.

Note: due to the age of the house we recommend having the sewer lines checked with a

camera as needed.

Electrical Components

Main Panel

Service Entrance

Functional Components and Conditions

- The service entrance, mast weather head, and cleat are in acceptable condition.

Panel Size & Location

Informational Components

- The residence is served by a 200 amperage, 110/220/240 voltage panel, located at the back of the residence.

Main Panel Observations

Functional Components and Conditions

- The panel and its components have no visible deficiencies.

Exterior Panel Cover

Functional Components and Conditions

- The exterior panel cover is in acceptable condition.

Interior Panel Cover

Functional Components and Conditions

- The interior cover is in acceptable condition.

Components and Conditions Needing Service

- Some of the circuits are not labeled. We suggest further investigation and having all of the circuits labeled.

Wiring Observations

Informational Components

- The house is wired with copper branch wiring with no visible deficiencies.

Circuit Breakers

Functional Components and Conditions

- There are no visible deficiencies with the circuit breakers.

Informational Components

- Note: though we do our best to ensure proper compatibility between the electrical over-current devices (circuit breakers), electrical wiring and electrical components (compatibility of their ampacities and voltages), we are not electrical experts and do not use any specialized equipment to test electrical components. We recommend further evaluation of the circuit breakers, wiring and electrical components by a qualified

electrician to ensure full compatibility of these items.

- q We recommend having arc-fault circuit breakers installed on any circuits serving bedrooms.

Grounding

Informational Components

- The electrical panel is bonded (grounded) to the water and gas pipes (at the water heater). There may be a ground connection to the foundation as well but this could not be verified.

Heating, Ventilation and Air-Conditioning (HVAC)

HVAC Heat Pump Systems

Age & Location

Informational Components

- Central heat and air-conditioning are provided by an electrically powered heat pump system located on the roof (Trane, 4 ton, Model Number- 4WCZ6048A1000AA, Serial Number- 9025NLS9H, Manufacture Date- 2009).
- Additional heat and air-conditioning for the master bedroom/bathroom addition are provided by an electrically powered heat pump located on the North side of the addition (Goodman, 1.5 ton, Model Number- MSG18HRN1W, Serial Number- unknown, Manufacture Date- unknown).

General Evaluation

Functional Components and Conditions

- The system is functional. Such systems are designed to last approximately twenty years, but they should be serviced regularly for optimum performance.

Electrical Disconnect

Functional Components and Conditions

- The electrical disconnect appears functional.

Condensate Drainpipe

Informational Components

- The condensate drain line discharges at the back of the roof.

Return-Air Compartment and Filter

Functional Components and Conditions

- The return-air compartments are in acceptable condition. The filters should be changed monthly during times of heavy use.

Heating and Cooling

Functional Components and Conditions

- There are heating and cooling sources (registers) present in most of the interior rooms.
- The heating system was tested and is functional.

Informational Components

- The HVAC distribution system consists of ducts and registers.
- The air conditioning system was not tested as the ambient air temperature at the time of the inspection was too low and testing the air conditioning could cause damage to the system and/or provide an inaccurate temperature split reading. We recommend having the air conditioning system tested/serviced by an HVAC technician prior to Summer.

Components and Conditions Needing Service

- There is no source of heating/cooling in the laundry room. We recommend further investigation and remedial action as needed.

Thermostats

Functional Components and Conditions

- The thermostat is functional but was not tested for proper calibration (temperature control).

Registers

Functional Components and Conditions

- The registers appear to be in acceptable condition.

Flexible Ducting

Functional Components and Conditions

- The flexible ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation in between.

Metal Ducting

Functional Components and Conditions

- Though not visible (covered with insulation), the ducts appear to be functional. Note: old metal ducts are not as energy efficient as newer flexible ducts, therefore, you may want to look into having them upgraded/sealed as needed.

Attic Components

Primary Attic

Attic Access Location

Informational Components

- The attic can be accessed through a hatch in the laundry room.

Method of Evaluation

Informational Components

- We evaluated the attic by direct access.
- There is no attic access over the master bedroom/bathroom addition.

Framing

Informational Components

- The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.
- There are some moisture stains on the roof sheathing rafters in a few areas. This is most likely due to past roof leaks. The stains pose no structural concerns at this time.

Ventilation

Functional Components and Conditions

- Ventilation is provided by roof turbines, a ridge vent and gable vents and should be adequate.

Informational Components

- Ventilation could be improved by installing screened soffit vents below the roof eaves for cool air entry.

Electrical

Functional Components and Conditions

- The electrical components that were visible appear to be in acceptable condition.

Plumbing Vents

Functional Components and Conditions

- The portions of the plumbing vents that were visible are in acceptable condition.

Exhaust Ducts

Functional Components and Conditions

- The visible portions of the exhaust ducts are in acceptable condition.

Components and Conditions Needing Service

- It appears the hallway bathroom exhaust duct terminates in the attic and should be reconfigured to vent through an exterior vent port.

Water Pipes

Informational Components

- The visible portions of the water pipes are in acceptable condition but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

Components and Conditions Needing Service

- There is no insulation on the water pipes. We recommend having the hot water pipes insulated as needed. You may also want to have the cold water pipes insulated due to high temperatures in the attic.

Batt and Blown-in Insulation

Functional Components and Conditions

- The amount of insulation in the attic is satisfactory.

Components and Conditions Needing Service

- The attic hatch cover should be insulated. We suggest attaching piece of batt insulation to the attic side of the hatch cover to properly insulate it.

Carport

Single Car Carport

Carport Notes

Functional Components and Conditions

- The carport and its components appear to be in acceptable condition.

Common Living Areas

General Interior Comments

General Comments

Informational Components

- q Due to the age of the house (built in 1952), it could contain lead paint and/or asbestos. We do not test for lead paint or asbestos and specifically disclaim these substances. We recommend further evaluation by an environmental testing company as needed.
- There are many styles of windows but two basic types, single-pane (or single-glazed) and dual-pane (or dual-glazed), are common in Arizona. Dual-pane windows are superior because they provide a better thermal and acoustical barrier from the exterior. However, the hermetic seals (interior seal between the panes of glass) in dual-pane windows can and do fail. A failure of the seal can cause condensation to form inside the window. More importantly, a broken seal means the window has lost most of its insulating qualities. Although condensation or fogging/haze inside windows is common, broken seals are not always readily apparent. Though we do our best to detect and report condensation and/or fogging/haze inside windows, we specifically disclaim an evaluation of hermetic seals and suggest further evaluation of all windows by a window specialist if this is a concern to the

client. We open/close all unobstructed windows and try to ensure that at least one window in every bedroom is operable and facilitates emergency exit.

- Q The residence was occupied/furnished. In accordance with state standards we only inspected those surfaces, systems and items that were exposed and readily accessible. We did not move furniture, lift carpets or remove/rearrange items within closets or cabinets.
- We do not test cable, phone, speaker, intercom, security or internet systems as part of our inspection. We suggest further evaluation as needed to ensure these systems (if present) are functional and meet client needs/expectations.
- We do not evaluate window coverings. We suggest further investigation of all window coverings to ensure they are functional and meet client needs/expectations.
- We suggest replacing the batteries in all of the smoke/Carbon Monoxide detectors. If the smoke detectors are hard-wired and do not require batteries, you may want to have newer smoke detectors with battery back-up installed.
- Our inspection does not include mold/mildew testing/sampling. We suggest further investigation by a mold/mildew testing company if this is a concern to the client.
- Incandescent bulbs should not be used in recessed light fixtures as the heat from the bulb rises up into the fixtures. Most newer recessed light fixtures have heat sensors which turn the fixture off if it gets too hot (older recessed light do not include this safety feature). Only flood bulbs or florescent bulbs should be used in recessed light fixtures.
- We recommend installing Carbon Monoxide detectors in the laundry room and outside the bedrooms.
- Q The house has been remodeled and had additions. It is unknown if permits were obtained for the work performed. This inspection does not approve, endorse, or guarantee the integrity of any work that was done by an unlicensed individual and/or without a permit(s). Latent defects could exist. Note: we recommend requesting receipts/invoices for the work performed for warranty purposes and to ensure the work was performed by professional contractors. We also recommend checking for permits with the city building permit office.
- Q Some of the interior electrical receptacles (i.e. living room) are an older, two-slot type that do not have a ground hole. Modern grounded plugs will not be able to be plugged into these receptacles. We recommend further investigation by a qualified electrical professional to ensure the receptacles are safe and will meet to the needs of a modern household and to obtain a cost-estimate for upgrading the receptacles.

Components and Conditions Needing Service

- ✓ There are no functional smoke detectors in the residence (did not beep when tested). We recommend further investigation and remedial action as needed.
- Some of the receptacles inside the house (i.e. in both hallway bedrooms) registered 'Open Grounds' when tested with an electrical tester. The most likely reason for this is that the

original two-slot, non-grounded receptacles were replaced with newer, three-slot, ground type receptacles but the electrical cables supplying power to the receptacles were not updated with new three-wire, grounded electrical cable. Therefore these receptacles are not grounded which could lead to an unsafe electrical condition for occupants and/or damage to sensitive electronic components. We suggest further evaluation by a qualified electrical professional and remedial action per their recommendations.

Main Entry

Doors

Functional Components and Conditions

- The door is functional.
- The doorbell is functional.

Flooring

Functional Components and Conditions

- The floor is in acceptable condition.

Walls & Ceiling

Functional Components and Conditions

- The walls and ceiling are in acceptable condition.

Informational Components

- The walls have typical cosmetic damage.

Living Room

Flooring

Functional Components and Conditions

- The floor is in acceptable condition.

Walls & Ceiling

Functional Components and Conditions

- The walls and ceiling are in acceptable condition.

Informational Components

- The walls have typical cosmetic damage.
- There is an evaporative cooler vent in the ceiling which could be removed if desired (there is no evaporative cooler installed).

Dual-Pane Windows

Functional Components and Conditions

- The windows are functional (light only).

Electrical Receptacles

Functional Components and Conditions

- The receptacles that were accessible, and could be tested, are functional.

Informational Components

- The receptacles are an older two-slot type you may want to have upgraded.

Ceiling Fan

Functional Components and Conditions

- The ceiling fan is functional.

Arizona Room

Flooring

Functional Components and Conditions

- The floor is in acceptable condition. Note: the Arizona room floor is not at the same level as the main house floor (step up to kitchen and laundry room).

Walls & Ceiling

Functional Components and Conditions

- The walls and ceiling are in acceptable condition.

Informational Components

- The walls have typical cosmetic damage.

Dual-Pane Windows

Functional Components and Conditions

- The window is functional.

Lights

Functional Components and Conditions

- The lights are functional.

Electrical Receptacles

Functional Components and Conditions

- The receptacles that were accessible, and could be tested, are functional.

Ceiling Fan

Functional Components and Conditions

- The ceiling fan is functional.

Smoke Detector

Components and Conditions Needing Service

- The smoke detector did not beep when the test button was pushed and should be serviced/replaced.

Other Notes

Informational Components

- q The Arizona room is a patio that has been enclosed into living space. It is unknown if permits were obtained for this conversion. This inspection does not approve or endorse any work done by unlicensed individuals and/or without permits. Latent defects could exist. It is unknown if the ceiling and wall cavities are insulated.

Kitchen

Kitchen

Flooring

Functional Components and Conditions

- The floor is in acceptable condition.

Walls & Ceiling

Functional Components and Conditions

- The walls and ceiling are in acceptable condition.

Informational Components

- The walls have typical cosmetic damage.

Cabinets

Functional Components and Conditions

- The cabinets are functional and do not have any significant damage.

Sink & Countertop

Functional Components and Conditions

- The sink and countertops are in acceptable condition.

Valves & Connectors

Functional Components and Conditions

- The water supply lines and shut-off valves below the sink appear to be in acceptable condition. Note: the shut-off valves were not tested.

Faucet

Functional Components and Conditions

- The sink faucet is functional.

Trap and Drain

Functional Components and Conditions

- The trap and drain are functional.

Dishwasher

Functional Components and Conditions

- The dishwasher is functional.

Components and Conditions Needing Service

- The dishwasher is not secured to the countertop. We suggest having the dishwasher properly secured.

Garbage Disposal

Functional Components and Conditions

- The garbage disposal is functional.

Electric Cooktop

Functional Components and Conditions

- The electric cook top is functional.

Built-in Electric Oven

Functional Components and Conditions

- The electric oven is functional but was not calibrated nor tested for its performance.

Exhaust Fan or Downdraft

Functional Components and Conditions

- The exhaust fan and light are functional.

Built-in Microwave

Functional Components and Conditions

- The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument, nor for how well it cooks/heats.

Refrigerator

Functional Components and Conditions

- The refrigerator was not fully evaluated/tested but appears to be functional and in acceptable condition.

Lights

Functional Components and Conditions

- The lights are functional.

Electrical Receptacles

Functional Components and Conditions

- Most of the receptacles are functional and those near the sink include GFCI protection.

Components and Conditions Needing Service

- The receptacle to the right of the stove top is improperly wired (registered an Open Ground when tested with an electrical circuit tester). We suggest further investigation by a qualified electrical professional and remedial action as needed.
- The GFCI receptacle to the left of the sink does not have power. We suggest further investigation by a qualified electrical professional and remedial action as needed.

Hallways

Primary Hallway

Flooring

Functional Components and Conditions

- The floor is in acceptable condition.

Walls & Ceiling

Functional Components and Conditions

- The walls and ceiling are in acceptable condition.

Informational Components

- The walls have typical cosmetic damage.
- There are old evaporative cooler controls in the hallway and closet which could be removed if desired (there is no evaporative cooler installed).

Lights

Functional Components and Conditions

- The light is functional.

Smoke Detector

Components and Conditions Needing Service

- The smoke detector did not beep when the test button was pushed and should be serviced/replaced.

Closets and Cabinets

Functional Components and Conditions

- The closet is in acceptable condition.
- The cabinets are in acceptable condition.

Laundry

Laundry Room

Doors

Functional Components and Conditions

- The door is functional.

Flooring

Functional Components and Conditions

- The floor is in acceptable condition.

Walls & Ceiling

Functional Components and Conditions

- The walls and ceiling are in acceptable condition.

Informational Components

- The walls have typical cosmetic damage.

Exhaust Fan

Components and Conditions Needing Service

- There is no exhaust fan or window that can be opened. We recommend having an exhaust fan installed to reduce moisture build-up in the laundry room.

Dryer Vent

Functional Components and Conditions

- The dryer vent appears to be in acceptable condition.

Informational Components

- The dryer vent is a flexible Mylar type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and pose a fire risk . We recommend replacing the Mylar tube with a flexible metal vent duct.

Lights

Functional Components and Conditions

- The lights are functional.

Electrical Receptacles

Functional Components and Conditions

- The receptacles are functional.

Dryer Receptacle

Informational Components

- There is no 220-volt receptacle for the dryer (gas only).

Gas Valve & Connector

Functional Components and Conditions

- The gas valve and connector are in acceptable condition.

Washing Machine Valves and Connectors

Functional Components and Conditions

- The valves and connectors are in acceptable condition.

Washer and Dryer

Functional Components and Conditions

- The Washer and Dryer were run and are functional.

Components and Conditions Needing Service

- The dryer start control knob is damaged. We recommend further investigation and remedial action as needed.
- The washer and dryer are powered by an extension cord due to the location of the electrical receptacle. Powering appliances with extension cords is not recommended. We recommend having a receptacle installed behind the washer/dryer so an extension cord is not required.

Bedrooms

Master Bedroom

Doors

Functional Components and Conditions

- The door is functional.

Flooring

Functional Components and Conditions

- The floor is in acceptable condition.

Walls & Ceiling

Functional Components and Conditions

- The walls and ceiling are in acceptable condition.

Informational Components

- The walls have typical cosmetic damage.

Dual-Pane Windows

Functional Components and Conditions

- The window is functional.

Components and Conditions Needing Service

- The security system component on the window blocks the window from being opened. We recommend remedial action as needed.

Electrical Receptacles

Functional Components and Conditions

- The receptacles that were accessible, and could be tested, are functional.

Closets

Functional Components and Conditions

- The closet is in acceptable condition.

Smoke Detector

Informational Components

- We recommend installing a smoke detector in the bedroom.

Ceiling Fan

Functional Components and Conditions

- The ceiling fan is functional.

Bedroom 2

Location

Informational Components

- Bedroom 2 is located next to the hallway bathroom.

Doors

Functional Components and Conditions

- The door is functional.

Flooring

Functional Components and Conditions

- The floor is in acceptable condition.

Walls & Ceiling

Functional Components and Conditions

- The walls and ceiling are in acceptable condition.

Informational Components

- The walls have typical cosmetic damage.

Dual-Pane Windows

Functional Components and Conditions

- The window is functional.

Lights

Functional Components and Conditions

- The light is functional.

Electrical Receptacles

Informational Components

- There are not as many receptacles as would be required by current standards. You may want to consult an electrician to obtain a cost-estimate for adding more.

Components and Conditions Needing Service

- √ The receptacles are improperly wired (registered Open Grounds when tested with an electrical circuit tester). We suggest further investigation by a qualified electrical professional and remedial action as needed.

Closets

Functional Components and Conditions

- The closet is in acceptable condition.

Smoke Detector

Informational Components

- We recommend installing a smoke detector in the bedroom.

Bedroom 3

Location

Informational Components

- Bedroom 3 is located at the front of the hallway.

Doors

Functional Components and Conditions

- The door is functional.

Flooring

Functional Components and Conditions

- The floor is in acceptable condition.

Walls & Ceiling

Functional Components and Conditions

- The walls and ceiling are in acceptable condition.

Informational Components

- The walls have typical cosmetic damage.

Dual-Pane Windows

Functional Components and Conditions

- The windows are functional.

Electrical Receptacles

Informational Components

- There are not as many receptacles as would be required by current standards. You may want to consult an electrician to obtain a cost-estimate for adding more.

Components and Conditions Needing Service

- ✓ The receptacles are improperly wired (registered Open Grounds when tested with an electrical circuit tester). We suggest further investigation by a qualified electrical professional and remedial action as needed.

Closets

Functional Components and Conditions

- The closet is in acceptable condition.

Smoke Detector

Informational Components

- We recommend installing a smoke detector in the bedroom.

Ceiling Fan

Functional Components and Conditions

- The ceiling fan is functional.

Bathrooms

Master Bathroom

Size and Location

Informational Components

- The master bathroom is a full bathroom and is located adjacent to the master bedroom.

Doors

Functional Components and Conditions

- The door is functional.

Flooring

Functional Components and Conditions

- The floor is in acceptable condition.

Walls & Ceiling

Functional Components and Conditions

- The walls and ceiling are in acceptable condition.

Informational Components

- The walls have typical cosmetic damage.

Single-Pane Windows

Functional Components and Conditions

- The window is functional.

Cabinets

Functional Components and Conditions

- The cabinets are in acceptable condition.

Informational Components

- The cabinets have typical, cosmetic damage.

Sink Countertop

Functional Components and Conditions

- The sink countertop is in acceptable condition.

Informational Components

- The sink countertop has typical cosmetic damage.

Components and Conditions Needing Service

- There are cracks in the right sink. We recommend monitoring or remedial action as needed.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

- The sinks and their components are functional.

Components and Conditions Needing Service

- The right sink stopper needs to be serviced to function properly.
- The right sink drains slowly and should be serviced.
- There is corrosion on the drain line below the right sink which should be monitored or repaired as needed.

Tub-Shower

Functional Components and Conditions

- The tub/shower is functional.

Toilet

Functional Components and Conditions

- The toilet is functional.

Exhaust Fan

Informational Components

- There is no exhaust fan in the bathroom. Though there is a window that can be opened, we recommend having a vent fan installed to reduce moisture/steam build-up in the bathroom.

Lights

Functional Components and Conditions

- The light is functional.

Electrical Receptacles

Functional Components and Conditions

- The receptacle is functional and includes GFCI protection.

Bathroom 2

Size and Location

Informational Components

- Bathroom 2 is a full bathroom and is located off of the hallway.

Doors

Functional Components and Conditions

- The door is functional.

Flooring

Functional Components and Conditions

- The floor is in acceptable condition.

Walls & Ceiling

Functional Components and Conditions

- The walls and ceiling are in acceptable condition.

Informational Components

- The walls have typical cosmetic damage.

Cabinets

Functional Components and Conditions

- The cabinets are in acceptable condition.

Informational Components

- The cabinets have typical, cosmetic damage.

Sink Countertop

Functional Components and Conditions

- The sink countertop is in acceptable condition.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

- The sink and its components are functional.

Tub-Shower

Functional Components and Conditions

- The tub/shower is functional.

Components and Conditions Needing Service

- The tub drains slowly and should be serviced.

Toilet

Functional Components and Conditions

- The toilet is functional.

Exhaust Fan

Functional Components and Conditions

- The exhaust fan is functional.

Lights

Functional Components and Conditions

- The light is functional.

Electrical Receptacles

Components and Conditions Needing Service

- There is no wall receptacle. The only receptacle is in the bottom of the light fixture but it is partially blocked by the medicine cabinet mirror. We recommend having a GFCI protected receptacle added by a qualified electrical professional as needed.

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