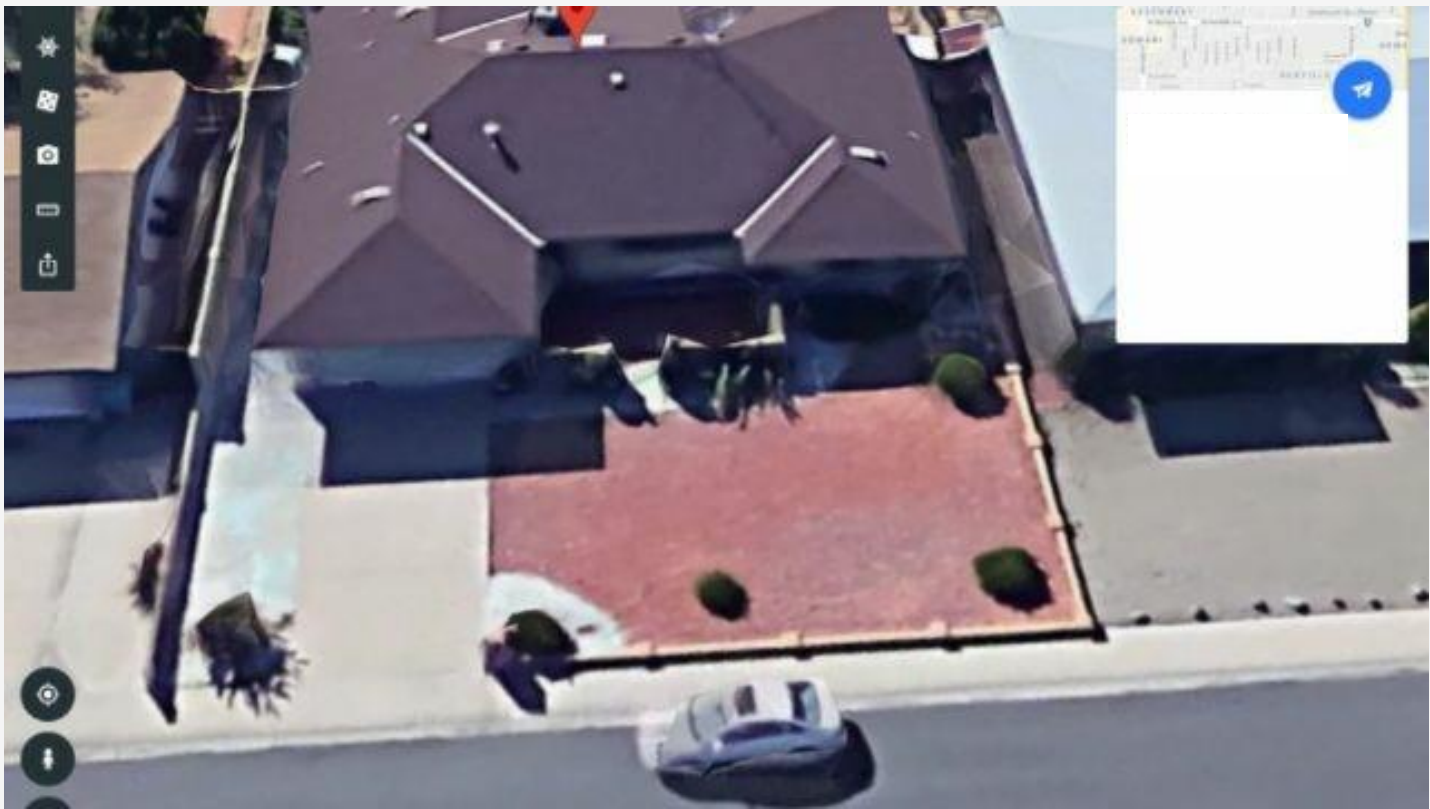


Scope of Work

Domain Inspectors  
15029 N. Thompson Peak Parkway, Suite B-111 #437  
Scottsdale, AZ 85260  
480-745-1968  
Prepared by: *Steve Grosvenor License # 67752*



Property Inspection Report  
Prepared for: *Sample*



3009 Sample Dr., Anywhere, AZ 85000

Property

Type	Est. Age	Main Entry	Occupancy
Single Family Home	1971	North	Vacant without Furniture
Inspection			

**Scope of Work**

Number 3009	Date 11/17/2018	Arrival Time 9:30 AM	Departure Time 12:38 PM
Est. Temperature 60°F	Weather Sunny	Fee	Payment Type
Type Initial Inspection	Present Gabriel Dominquez		

SCOPE OF WORK (This report is the sole ownership of the buyer listed on this Report). We have been hired to perform a general inspection in accordance with the Arizona Board of Technical Registration Standards of Professional Practice (SOPP) for Home Inspectors and the inspection agreement previously signed by the Client. We recommend the Client obtain a copy of the Standards of Professional Practice for Arizona Home Inspections. The SOPP defines the major components of a property that are to be inspected. Our Inspection Agreement References the SOPP and recommends the Client obtain a copy for their use. This Generalist inspection differs from an inspection performed by individual specialist, which could become quite costly, extremely invasive & timely. A Generalist's inspection, such as this one performed, is completed in several hours with the report being generated on-site, usually forwarded to the Client within 24 Hours and performed at a significant reduced price compared to that of a specialist's inspection.

***This inspection scope of work reports conditions that are general in nature referencing visible deficiencies of the property. It is designed to be informative to the Client of conditions that exists on the date the property was inspected. The report is intended to arm the buyer with information that allows them to make a better informed buying decision.***

Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. These Standards are applicable to buildings with four or less dwelling units and their garages or carports. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. Dismantling or destructive testing is not performed in any area of this inspection and Inspectors do not move Personal property or furniture.

Please refer to the Inspection Agreement for further scope details.

General exclusions:

Inspectors are NOT required to report on:

1. Life expectancy of any component or system.
2. The causes of the need for a major repair.
3. The methods, materials and costs of corrections.
4. The suitability of the property for any specialized use.
5. Compliance or non-compliance with applicable regulatory requirements.
6. The market value of the property or its marketability.
7. The advisability or inadvisability of purchase of the property.
8. Any component or system which was not observed.

**Scope of Work**

9. The presence or absence of pests such as wood damaging organisms, rodents, or insects.
10. Cosmetic items, underground items, or items not permanently installed.

Inspectors are NOT required to:

*(continued)*

1. Offer warranties or guarantees of any kind.
2. Calculate the strength, adequacy, or efficiency of any system or component.
3. Enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons.
4. Operate any system or component which is shut down or otherwise inoperable.
5. Operate any system or component which does not respond to normal operating controls.
6. Disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.
7. Determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, and contaminants in soil, water, and air.
8. Determine the effectiveness of any system installed to control or remove suspected hazardous substances.
9. Predict future conditions, including but not limited to failure of components.
10. Project operating costs of components.
11. Evaluate acoustical characteristics of any system or component.

The purpose of a general inspection is to identify defects or adverse conditions that would lead you to make an informed decision on the purchase of your home. We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration age of a home and allow for the inevitable wear & tear and deterioration that arise through time, such as the cracks in concrete and plaster around windows and doors, scuffed walls or woodwork, worn, loose or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. We consider these to be cosmetic and do not comment on them in our report.

We are not certified, nor do we have the expertise, to test for environmental contaminants, or make note on the following; termites, any type of crawling or flying insects, birds, snakes, rodents or reptiles of any kind, scorpions, bedbugs, dry rot, fungus or mold, but may alert you to its possible presence if visible. Any time such indications are noted, we highly recommend that qualified specialist be called. We do not test the quality of the air, however, clean air is essential to your health, and we recommend air sampling and the cleaning of supply ducts periodically for environmental hygiene. Due to the complicated components that are in and around the home, we highly encourage you to ask questions. An open line of communication can make the world of difference between understanding and miscommunication.

Because of the limited time of an inspection we review the summary items only on-site and encourage you to thoroughly read the report to get a clear and concise understanding of the entire home. If after reading the report there are questions that arise, please feel free to call and the inspector will try to answer you as clear and concise as possible.

## Scope of Work

The following category classifications are used as defined below to delineate the condition of building components and systems.

*(continued)*

- **SATISFACTORY:** The building systems or components, where visible, appear to be satisfactory and functional as intended when compared to systems or components of similar age and condition.
- **FURTHER EVALUATION:** Refers to building systems or components that require further evaluation, repairs or replacement to remedy a deficiency. This includes but is not limited to, 1) portions of the building that present a safety issue, 2) items that require replacement or repair by a licensed contractor or specialist, 3) Items that may require a Professional Consulting Engineer evaluation, 4) Building components or systems that not functioning as intended or beyond its useful life.
- **NOT INSPECTED:** Systems or components which were not inspected because they were turned off, winterized, summarized, not accessible, etc. Items that were flagged as not inspected should be inspected prior to close of escrow.
- **NOT APPLICABLE:** The AZ SOPP requires comment on certain mandatory items/areas that may not be present on your property. Not applicable will apply to those areas that are not pertinent for the property inspected.

Key items noted for Further Evaluation or Not Inspected are reiterated in a summary for client review and convenience. This summary should be used in conjunction with the entire inspection report to determine the condition of the building as a whole.

***We recommend that any repairs should be performed by a licensed and qualified contractor and done so prior to the close of escrow. This is because a specialist could affect your evaluation of the property, could identify other conditions/defects, and our services do not include any form of warranty or guarantee of any kind. We recommend that you obtain any permits, receipts, invoices or documentation of any work performed on the home. You should refer to those documents or contractors for any repairs or issues that may arise when you take ownership of your new home.***

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Pool Included

*Satisfactory where visible*

**If a pool and/or spa is included as part of this inspection, please see the Scope of Work for Pools and Spas.**

## Grounds and Site

The site/grounds include evaluation of the following areas; driveway, sidewalks, retaining walls, fences, gates, front entry, patios, porches, decks and handrails. Grading/drainage is evaluated but it makes no assessment of site stability or geological conditions for items like expansive soils.

Any inspection for any insects, rodents, or other pests including but not limited to termites, carpenter ants, powder post beetles, cockroaches, mice, and snakes is specifically excluded in this inspection and report.

To reduce deterioration and movement, cracks in concrete and asphalt flatwork should be caulked/sealed as part of an ongoing prudent, periodic building maintenance program. Evaluation, analysis, or testing of soils for type, content, expansion potential, or any other soil characteristics is specifically excluded on this inspection and report.

### Scope of Work

A qualified soils engineer should be contacted if such information is desired. The information on expansive or swelling soils provided with this report is intended as an educational aid to customers and is not to be taken as an indication that the presence of expansive or swelling soils has been confirmed by our inspector.



Grading and Drainage

Further Evaluation

**Grading and drainage is an essential part of maintaining the structural integrity of the slab/foundation of the residence. Proper grading/drainage/irrigation/pitch directed away from the structure is absolutely paramount in preventing structural degradation/damage. Any time that this report mentions grading/drainage/ponding/excessive moisture conditions, a licensed contractor should be employed to make corrective measures to avoid future structural adverse conditions.**

Flood irrigation is utilized on some properties within of the Phoenix Metropolitan area. Salt River Project (SRP) is the water utility that provides irrigation on some properties from the canal systems that crisscross the Valley. At certain pre-scheduled times, SRP releases canal water on to properties that is referred to as flood irrigation. The properties are typically originally graded to contain the flood irrigation on the property in areas that require watering like yards. Unfortunately, this type of irrigation is potentially damaging to the house structure if not properly contained due to erosion or Home Owner modifications to the grading and drainage. We advise that that you consult with the current Owner and possibly SRP for further details if the subject property is flood irrigated.

B.1. Grading and Drainage

Grounds and Site	Grounds Corrective Action
<i>Low spots/holes noted at the side of the structure [ front east side ].</i>	
	

B.1. Grading and Drainage

Grounds and Site	Grounds Corrective Action
<i>Evidence of moisture buildup/ponding noted in the yard may be an indication of adverse drainage [ ].</i>	

Grounds and Site

Grounds Corrective  
Action*(continued)***B.1. Grading and Drainage**

Grounds and Site

Grounds Corrective  
Action

*The grade slopes toward the structure [ Northeast side ].*

**B.1. Grading and Drainage**

Grounds and Site

Grounds Corrective  
Action

*The landscape grade is above the stem wa[all areas of the exterior] This condition may increase the potential for moisture or pest intrusion.*

**Fences and Gates****Further Evaluation**

We inspect the fence and the gates around the property where visible and unobstructed for inspection. Overgrown vegetation that obstructs viewing during the inspection will be considered outside the scope of our inspection and excluded. Fences constructed from masonry are subject to cracking but are not noted to be a problem as long as they are deemed to be cosmetic in nature. Fences might be deemed to be unstable when i.e. large cracking in excess of 1/4", excessively leaning, loose from the foundation, etc. and will be reported. Wood and metal fences should be properly and regularly maintained with proper coatings to prolong their life.

**Authorities having Jurisdiction have varying requirements for pool/spa safety barriers. We recommend that the**

**Homeowner/Buyer should familiarize themselves with the appropriate barrier requirements from the Authorities to ensure that the property barriers conform to these requirements. We do not determine the pool/spa barrier conformance with barrier requirements.**

Fence/Gate Condition: *Satisfactory (Grounds and Site)*

% Not Visible: *0% (Grounds and Site)*



Fences and Gates (continued)

Further Evaluation

Grounds and Site	Grounds Corrective Action
<p>The gate lockset is loose and not secured appropriately.</p> 	

Driveway, Sidewalk and Steps/Handrails

Further Evaluation

Only the areas of concrete and asphalt flatwork within 20' of a dwelling perimeter and which abut or are contiguous with the dwelling are inspected for the conditions listed in this section. All other sidewalks, walkways, driveways, exterior, retaining structures, public or private easements, and all public, common, or community areas including but not limited to sidewalks, walkways, streets, alleys, driveways, parking areas, and patios are specifically excluded in this inspection and report.

When there is cracking on driveways and sidewalks, they are not considered to be a problem unless they present a trip hazard or adversely affecting the functional use of the pathway or effecting the structure.

Sidewalk Condition: Further Evaluation (Grounds and Site)

Driveway Condition: Further Evaluation (Grounds and Site)

Steps/Handrails: N/A (Grounds and Site)

B.3. Driveway, Sidewalk and Steps

Grounds and Site	Grounds Corrective Action
<p>The height difference between the driveway and the walkway has created a potential trip hazard [ driveway and east side walkway] .</p>	



Grounds and Site	Grounds Corrective Action
(continued)	
	

Front Entry Porch/Patio/Deck



We inspect the porch/patio/deck if present for areas that are adversely effecting the structure i.e. deterioration, rot, etc. When there is cracking on concrete slabs , pavers, tile, sidewalks and other types of materials are not considered to be problematic unless they present a trip hazard or adversely affecting the functional use of the pathway or effecting the structure.

Front Entr y Porch Condition: *Satisfactory (Grounds and Site)*

Patio Condition: *Further Evaluation (Grounds and Site)*

Deck Condition: *N/A (Grounds and Site)*

**Further Evaluation**

Grounds and Site	Grounds Corrective Action
<i>Water stains/damage, peeling or discolored paint observed on the patio ceiling. We recommend that you speak with the current homeowner regarding this condition or consult a licensed contractor.</i>	
	

## Grounds and Site

Grounds Corrective  
Action

(continued)



## Landscaping

*Satisfactory where visible*

Vegetation and trees are inspected for adverse affects on the property structures and foundation where visible. To reduce adverse effect that vegetation related problems, we recommend that trees/plants should not be located near the structure. Existing plants and trees should be trimmed away from the structure.

Any inspection of irrigation systems or landscaping watering systems is specifically excluded from this inspection and report. If they are referenced herein, it is for convenience and consideration on items that were obvious when performing our overall inspection.

The determination of the adequacy, condition, or discharge points of any below ground components is specifically excluded in this inspection and report. If a landscape irrigation system is present or the installation of such a system is being considered, it is recommended that all water discharge components be located a minimum of 6' from the structural or foundation components. If a system is present, it is recommended that Customers take measures to determine if such systems are functional, obtain operational and maintenance information, and verify that they are properly winterized during cold weather.

***Large mature trees on the property can be detrimental to structures, sidewalks, borders, driveways, sewer waste line, etc. Care should be taken to eliminate underground roots that can cause damage to the property. We recommend that an arborist be employed to inspect the property is damage is noted or apparent. In addition we recommend that a licensed plumber scope/inspect the sewer lines for adverse condition and preventative maintenance.***

## Building Structure

Structural components are inspected where accessible and where visible for type, condition and general state and appearance. This inspection makes no representations as to the structural soundness or adequacy of any structural component or system. We inspect, where visible, for type and general condition of the following structural areas; the foundation, floor and wall structure, columns, roofs, ceiling and crawl spaces (if present). Because so many of these structural areas and components are obscured from view because they are buried, behind finishes, or inaccessible for numerous reasons, these areas cannot be viewed directly. Much of this portion of the inspection is performed by visually inspecting for symptoms of structural movement or settling, (i.e. large cracks, damage or deterioration of the finished surface materials, bows or sagging roof lines, etc.). Where there are no visible signs, conditions that may

require further evaluation may go undetected and identifying these conditions where not visible are impossible to uncover. Adverse structural conditions can occur as any point in time therefore, this report, only addresses visible structural items at the time of this inspection.

Residential and light commercial building foundation walls and slabs are not typically designed or intended to be watertight or to prevent any possibility of moisture seepage or intrusion. In some instances, a sub-surface moisture management system may be a part of the overall moisture management system for a structure. Typically, because subsurface moisture management systems are underground, the only components of such systems, which may be visible, are sumps. Sump pumps and sump pump discharge piping. Some municipalities prohibit the discharging of sump pumps into municipal sanitary sewer systems. Sump pump discharge points should allow the discharge to drain away from the structure without affecting other structures or property. We will not place water in sumps to test the pumps. It is recommended that sump pumps be tested on a regular basis to verify proper operation.

Proper management of surface moisture will aid in reducing the potential for wetting of soils surrounding and beneath foundation components that can contribute to moisture intrusion, structural movement and damage. Some measures which will aid in managing surface moisture are the installation (where appropriate) and maintenance of guttering and adequately extended downspout systems to collect and divert roof runoff, creating and maintaining a minimum 10% positive grade to a distance of at least 6' around the foundation perimeter, keeping window wells clean and protected, and avoiding any yard or landscape watering or water accumulation within 6' of the structure.

Some cracking, cold joints, and honeycombing are common in concrete components and are defined as follows;

- Cold joints are joints in concrete, which may occur in the intervals between pours when concrete placement is interrupted.

- Honeycombs are voids left in concrete owing to failure of the mortar to effectively fill the spaces among the coarse aggregate materials.
- Efflorescence is an encrustation of soluble salts, commonly white, deposited on the surface stone, brick, plaster, mortar, or concrete usually caused by free alkalis leached from mortar or concrete as moisture passes through it.
- Spalling is the flaking or chipping of masonry or concrete surfaces due to frost, chemical action, or the movement of the building structure.
- Scaling is the local flaking or peeling away of the surface portion of concrete mortar.

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## Foundation

## ***Further Evaluation***

Foundation Type: *Concrete/Slab On Grade (Building Structure)*

As the name suggests, a slab is a single layer of concrete, several inches thick. The slab is poured thicker at the edges, to form an integral footing; reinforcing rods strengthen the thickened edge. The slab normally rests on a bed of crushed gravel to improve drainage. Casting a wire mesh in the concrete reduces the chance of cracking.

## Foundation (continued)

## ***Further Evaluation***

## C.1. Foundation

Building Structure

Structure Corrective  
Action

*Previous repairs and or patching noted on the stemwall [ where many areas are covered by new stucco ]. We recommend that you speak with the current homeowner regarding this condition or consult a competent licensed contractor.*

## C.1. Foundation

Building Structure

Structure Corrective  
Action

*Portions of the visible stemwall are deteriorated likely due to excessive moisture. [ northeast front side of house ]*



## Floor Structure

*Satisfactory where visible*

The floor structure is identified by type where visible. The floor structure is usually covered by finished material i.e. stone, carpet, tile, wood, etc. This obscures the floor structure from inspection in most cases. Slab cracks, damaged or deteriorate floor structures cannot be identified. If the client removes the floor coverings, we are happy to reinspect for an additional fee.

Visible/Accessible: *Not Visible (Building Structure)*

Floor Structure Type: *Concrete Slab (Building Structure)*

A concrete slab is a common structural element of modern buildings. Horizontal slabs of steel reinforced concrete, typically between 4 -6 inches thick, are most often used to construct floors and ceilings,

## Interior Walls Structure

**Further Evaluation**

The interior wall structures are typically covered by finished materials such as drywall, hardboard as well as many other types of materials. This obscures the structure from identification and inspection in most instances. Since structural components cannot be viewed directly, our focus during the inspection is to observe the symptoms of damage, movement, deterioration such as excessive sagging or cracking in the interior ceilings and walls.

Interior Wall Type: *Masonry and Wood Stud Where Visible (Building Structure)*

% Visible: *Less than 10% (Building Structure)*

The interior walls of the structure are a combination of masonry and framed walls. Masonry is a compilation of bricks or pieces of stone which have been stuck together with cement as part of a wall or building. Framing, in construction, is the fitting together of pieces to give a structure support and shape. Framing materials are usually wood, engineered wood, or structural steel. Typical frame construction is using standardized dimensional lumber comprised of upright posts in the framework of a wall for supporting sheets of lath, drywall, or similar material..




C.3. Interior Walls

Building Structure	Structure Corrective Action
<i>Cracks in the wall appear to be cosmetic and we recommend that you monitor this condition for future movement or potential corrective action [ ].</i>	

C.3. Interior Walls

Building Structure	Interior Corrective Action
<i>Water stains/damage or discolored paint observed on the water heater pedestal. We recommend that you speak with the current homeowner regarding this condition or consult a licensed contractor.</i>	

C.3. Interior Walls

Building Structure	Interior Corrective Action
<i>Water stains/damage or discolored paint observed in the utility closet. We recommend that you speak with the current homeowner regarding this condition or consult a licensed contractor.</i>	
<div></div>	

**Building Structure (continued)****Exterior Walls Structure***Satisfactory where visible*

The exterior wall structures are typically covered by finished materials such as veneers, stucco, block, stone, hardboard as well as many other types of materials. This obscures the structure from identification and inspection in most instances. Since structural components cannot be viewed directly, our focus during the inspection is to observe the symptoms of damage, movement, deterioration such as excessive sagging or cracking in the interior ceilings and walls. Where there are not visible symptoms of a condition that may require further review or repair may go undetected without destructive testing that is not warranted.

% Visible: *Less than 5% (Building Structure)*

Exterior Wall Type: *Masonry Where Visible (Building Structure)*

Masonry is a compilation of bricks or pieces of stone which have been stuck together with cement as part of a wall or building.

**Roof/Attic/Ceiling Structure****Further Evaluation**

Due to the potential for damage to ceiling surfaces and attic insulation, attic spaces will be entered only when, in the opinion of the inspector, it is safe to do so. When inaccessible attic spaces are not entered, they will be inspected from the access opening.

Some of the roof, attic and ceiling structures are typically covered by insulation and by finished materials such as veneers, stucco, block, stone, hardboard as well as many other types of materials. This obscures the structure from identification and inspection in most instances. Since structural components cannot be viewed directly, our focus during the inspection is to observe the symptoms of damage, movement, deterioration such as excessive sagging or cracking in the exterior roof lines, interior ceilings and walls. Where there are not visible symptoms of a condition that may require further review or repair may go undetected without destructive testing that is not warranted.

Roof/Attic/Ceiling Type: *Engineered Trusses & Dimensional Lumber (Building Structure)*

% visible: *10-20% (Building Structure)*

The roof structure is a combination of engineered trusses and dimensional lumber stick construction. An engineered truss system is a structural method of supporting heavy loads like a roof, that consists of multiple engineered members (typically wood) where the members are organized so that the assemblage as a whole behaves as a single structural object in supporting loads. Dimensional Lumber Stick-built homes are also those homes which are built using a more traditional method of home building rather than a modular type. The "sticks" mentioned usually refer specifically to the superstructure of the walls and roof.

**C.6. Attic Structure****Building Structure****Structure Corrective  
Action**

*Truss/Rafter has been cut/removed/alterd We recommend that you speak with the current homeowner regarding this condition or consult a licensed contractor.*



Building Structure

Structure Corrective  
Action*(continued)*

## Insulation

## Further Evaluation

Thermal insulation is the reduction of heat transfer (i.e. the transfer of thermal energy between objects of differing temperature) between objects in thermal contact or in range of radiative influence. Thermal insulation can be achieved with specially engineered methods and materials. Heat flow is an inevitable consequence of contact between objects of different temperature. Thermal insulation provides a region of insulation in which thermal conduction is reduced, slowed or reflected rather than absorbed by the lower-temperature object or area. Thermal insulation materials vary in type and R value characteristics. These include fiberglass, cellulose, rock wool, styrofoam as well as many others. R value ceiling insulation should be at a value of R 30 or better and exterior walls should be R 15 or better.

Typically, insulation obscures the view of any and all items covered up by the insulation. This includes but not limited to trusses, ceiling joists, electrical devices and wiring, piping, etc. This excluded these items and areas from the inspection as they are not visible to be inspected.

Floor/Ceiling Type: *Cellulose Where Visible (Building Structure)*

Wall Type: *Not Visible. Wall finish material such as dry wall obscures view of the insulation type. (Building Structure)*

Cellulose Insulation materials made from cellulose fibres have good fire resistance, good sound insulation, due to sorption behaviour of fibres, better microclimate and low thermal conductivity.

### C.7. Insulation

Building Structure

Structure Corrective  
Action

*Insulation is missing on the attic access cover [ ].*

## Ventilation

## Further Evaluation

In this region of the country which is considered a hot climate, the primary purpose of attic or roof ventilation is to expel solar heated hot air from the attic to lessen the building cooling load. The amount of cooling provided by a well ventilated roof exposed to the sun is very small. Field monitoring of numerous attics has confirmed that the



temperature of the roof sheathing of a unvented roof will rise by a few to no more than 10 F more than a well ventilated attic.

Further Evaluation

Ventilation (continued)

Attic Ventilation Type: *Roof Vent, Turbine Vents (Building Structure)*

Underfloor Crawlspace Ventilaton: *Not Applicable/Not Present (Building Structure)*

Kitchen Ventilation: *Range Hood Ventilation to outside (Building Structure)*

Bathroom Ventilation: *All Bathrooms have operable exhaust fans (Building Structure)*

Laundr y Ventilation: *Laundry room does not have exhaust fan (Building Structure)*

Roof vents are typically static vents. This means they have no moving parts. The vent is installed over a hole cut out of the roof. Utilizing natural convection, they create an opening for the rising hot air and moisture to escape through.

Turbine vents is turbine is installed directly on the top of a roof and uses wind power to suck hot and humid air out of the attic. A turbine has a series of vanes that spin as wind passes through them.

Building Structure	Heating/Cooling Corrective Action
<i>Hall bath vent does not terminate through the roof it vents to the attic. The Kitchen hood vent material is not approved for this use. Recommend correcting both items.</i>	

Framing

Satisfactory where visible

Framing, in construction, is the fitting together of pieces to give a structure support and shape. Framing materials are usually wood, engineered wood, or structural steel. Modern light-frame structures usually gain strength from rigid panels (plywood and other plywood-like composites such as oriented strand board (OSB) used to form all or part of wall sections), but until recently carpenters employed various forms of diagonal bracing to stabilize walls. Diagonal bracing remains a vital interior part of many roof systems, and in-wall wind braces are required by building codes in many municipalities or by individual state laws in the United States. Special framed shear walls are becoming more common to help buildings meet the requirements of earthquake engineering and wind engineering. For the most part, the majority of the framing is concealed under finished surfaces and not available for a visual inspection. We make no representation as to the structural integrity of the dwelling as part of this inspection.

Type (where visible): *Masonry (Building Structure)*

Roof System

The roof inspection includes a visual examination of the roof covering materials. The roof covering describes the covering type (e.g., shingle, tile, rolled composition, etc.) and reports on its condition. It evaluates drainage systems which include the condition of any gutters/downspouts, roof drains, etc. Flashing, penetrations, skylights and chimneys (if present) are inspected. Evidence of leaking may be noted in the roof, attic or interior sections. There are several approved methods used to observe the roof. (e.g., walked, viewed from ladder, fully viewed, partially viewed, etc.). The level of method used depend on many factors from the point of safety, height of access and whether the roof can be

**Further Evaluation**

walked on without damaging the roof covering materials. The roofing material is inspected for damage, deterioration and conditions that yields the fact that the roof has limited remaining useful life. Recent painting of an interior can conceal evidence of roof leakage.

**Roof System (continued)**

This inspection is based on the general condition of the roof covering at the time the inspection was conducted. Roof covering conditions can and will change due to the extreme weather. We suggest that you consult with a licensed roofing contractor for further evaluation and detailed examination.

Roof covering of all types require some degree of maintenance. We suggest that you become familiar with your roof type and have periodic maintenance performed as needed to assure long lasting performance of the Roof. Failure to perform routine roof maintenance will result in accelerated deterioration of the roof covering and its components. Roof surfaces that are not safely accessible with a 12' ladder will be inspected from the ground with binoculars or from other safe and accessible vantage points where possible. Tile or other roof materials prone to damage from foot traffic will be walked only when, in the opinion of the inspector, it is safe to do so.

Proper maintenance of the roof structure, covering, and attic ventilation is essential for all buildings. The Lifespan of a roof can vary greatly. The roofing material used, the type of underlayment installed, the installation workmanship, the home's placement on the property in terms of direction, vegetation or tree limbs in contact with the building, weather conditions and the general maintenance are all factors. Most roofs require a degree of a maintenance schedule. You may consider consulting a roofing contractor for a general maintenance schedule and possibly for common conditions to look for.

Only when ponding water is present on low slope roofs or when there is visible evidence of ponding in the form of watermarks or stains on the roof surface will ponding be noted in this inspection and report.

Most flat/low slope roofs are not designed or intended to pond water. Ponding can lead to excessive deflection, stress, freeze/thaw cycle damage, and eventual failure of roof coverings and structural members. Therefore, when ponding or evidence of ponding on flat/low slope roofs is noted in this report, measures should be taken to reduce or prevent the accumulation or collection of water on the roof surface. The remaining serviceable life of any roof covering is directly dependent on future weather and climate conditions and on proper, regular maintenance. Any estimates of the remaining life of any roof covering material are specifically excluded in this inspection and report.

Upgrading to properly designed and installed metal combination chimney and flue caps will reduce deterioration, moisture penetration and maintenance of masonry chimneys and flues.

**Roof Covering****Further Evaluation**

Roof Type: *Shingle (Roof System)*

Location: *Main House/ Garage (Roof System)*

Viewed from: *Walked on Roof (Roof System)*

Approximate Age: *6-10 Years (Roof System)*

**Further Evaluation**Roof Covering (*continued*)Budget for Replacement: *No (Roof System)*

Two types of base materials are used to make asphalt shingles, organic and fiberglass. Both are made in a similar manner, with an asphalt-saturated base covered on one or both sides with asphalt or modified-asphalt, the exposed surface impregnated with slate, schist, quartz, vitrified brick, stone, or ceramic granules, and the under-side treated with sand, talc or mica to prevent shingles from sticking to one-another before use.




The top surface granules block ultra-violet light, which causes the shingles to deteriorate, provides some physical protection of the asphalt core, and provides color – lighter shades preferred for their heat reflectivity in sunny climates, darker in cooler ones for their absorption. Some shingles have copper or other biocides added to the surface to help prevent algae growth. Self-sealing strips are standard on the underside of shingles to provide resistance to lifting in high winds. Generally, asphalt shingles have a life of 10-15 years, depending on what they're made of, weather conditions, quality of installation and regular maintenance. If your roof is approximately in this age range, you should budget for replacement over the next few years.

Cycles of wet and dry environmental conditions, as well as organic growths such as algae, lichen and woody debris which remains on the shingles, will cause premature deterioration through both chemical and physical processes. Maintenance should be performed regularly, physical removal of debris, and physical or chemical removal of organic growth.

We inspect for deterioration, broken, loose, torn, buckled, warped as well as other conditions that indicate deterioration in the shingle roof. Water stains, drywall separation, bubble paint and repaired areas on the interior wall/ceiling surfaces that may indicate a roof leak.



**Further Evaluation**



D.1. Decking and Covering

Roof System	Roof Corrective Action
<i>The roof covering is damaged worn in a few areas [ west side top of peak area ].</i>	
	
	

Further Evaluation

Roof System (continued)	Roof Corrective Action
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Roof System	Comment Corrective Action
<p>There are two layers of shingles installed. The newest is installed over the older roof covering. This is an acceptable practice for shingled roofs. The shingles are uneven and do not lay flat possibly due to the lower layer of shingles.</p>	
	

Roof System	Roof Corrective Action
<p>Penetrations have been made through the roof covering to mount a satellite dish. We suggest these penetrations be checked for proper sealant at the lag bolt locations.</p>	
	

Roof Flashing and Penetrations

Further Evaluation

Flashing is installed and designed route water away from the structure and to keep water out. They are used when dissimilar materials meet i.e. roof to wall,, at joints, where roofing material changes direction and at roof penetrations. Examples of roof penetrations are skylights, chimneys, plumbing vent pipes, roof vents, etc.). Like locations of roof leaks will occur around the flashing locations. We inspect the flashing for separations, deterioration, proper installation as well as other adverse conditions. Most often, mastic (a form of tar used for repairs) is used for sealing flashing. When exposed to the sun, mastic will breakdown forming cracks and

***Further Evaluation***


separations. As with all roofing materials, the flashing should be inspected and maintained with proper sealing compounds to prevent leaks in these areas.

***D.2. Flashing and Penetrations***




Further Evaluation

Roof Flashing and Penetrations (continued)

Roof System	Roof Corrective Action
<i>Storm collar(s) is missing at the furnace vent pipe.</i>	
	

D.2. Flashing and Penetrations

Roof System	Roof Corrective Action
<i>Storm collar(s) seal at the water heater vent pipe is not approved for sealing around a vent for a heating appliance.</i>	
	

D.2. Flashing and Penetrations

Roof System	Roof Corrective Action
<i>Roof penetrations should be sealed a the following locations [ furnace vent] and as detailed in the attached photo is provided.</i>	

D.2. Flashing and Penetrations

Roof System	Roof Corrective Action
<i>Flashing is separated at the roof penetrations and should be re-secured to decrease the likelihood of water penetration.</i>	

Further Evaluation

Roof System  
(continued)

Roof Corrective Action



Skylights

Satisfactory where visible

Flush-mounted skylights are skylights that are not mounted on a raised curb but rather have their top surface flush with or nearly flush with the roof surface. Solar tubes are a type of skylight that typically utilize a highly reflective tube to introduce the exterior light into the interior.

Building Exterior

The inspection of the wall cladding is performed and include type (e.g., stucco, wood siding, etc.) and condition (satisfactory, further evaluation, etc.) of the exterior wall surface material. Flashings and trims at openings and transition areas are inspected for condition. Entry doors and all exterior doors and windows are inspected and may be reported in exterior or interior sections. Garage doors, decks, balconies, steps, porches, areaways, railings are inspected for overall condition. We observe the condition of the eaves, soffits and fascia. The condition of these areas observed and reported are as-is at the time of the inspection.

Cracks in the stucco surfaces are not unusual and usually they are cosmetic in nature. We do not report on cosmetic cracking. Cracks in stucco, typically less than 1/16th of an inch wide or about the thickness of a dime, are considered cosmetic and should therefore be addressed cosmetically. The type or appropriate application of the stucco cannot be determined by an exterior inspection therefore it is excluded from this inspection.

We do not report on condition of exterior paint. We recommend painting as a function of normal maintenance. It is recommended that the exterior be painted approximately every 5 years.

You may see the following terms used referencing repairs/conditions to concrete and masonry. Tuck pointing is the cleaning, preparation, and refilling of deteriorated masonry joint work with appropriate material. Parging is coating of cement mortar on the sides of foundation and basement walls, and the like.

Exterior Wall

Further Evaluation

With exterior wall cladding, the exterior wall structure is typically not visible for inspection. We do not verify exterior insulation or R-value. Proper maintenance is paramount for the longevity of exterior cladding whatever the type. The exterior should be inspected periodically for openings, cracks and penetrations that require sealing or caulking to prevent moisture incursion and pest intrusion.

**Further Evaluation**

Wall Cladding Type (where visible): *Stucco, Masonry (Building Exterior)*

Exterior Wall (*continued*)

% Not Visible: *10% (Building Exterior)*

The exterior wall cladding is Stucco. Stucco is a material made of aggregates, a binder, and water. Stucco is applied wet and hardens to a very dense solid. Applying stucco over different substructures varies for each type of application. For most of our applications in this region of the country, stucco is applied to a wooden surface or shear wall or foam with chicken wire mesh wall. A 15-pound felt or paper is applied over the substrate structure that functions as a moisture barrier. After the paper or felt has been installed, it will be covered with a metal mesh material. The metal netting is applied by attaching it to the structure using nails. The next step is to apply a scratch coat by using a trowel to spread a 1/4" to 1/2" layer of mortar, carefully forcing this mortar into the netting. This will cause the mortar to exude through the netting, which will in turn hold the coating into place. After a curing process the finish coat can be applied, textured to multiple different decorative finishes.

Masonry construction involves creating a building, wall, floor or other structure with bricks, concrete blocks or stone. Cement mortar or grout holds the masonry units together. We inspect the symptoms of damage, movement, deterioration such as excessive sagging or cracking in the exterior walls.

#### E.1. Wall Cladding

Building Exterior

Exterior Corrective  
Action

*Stucco is installed to grade level. The presence of a Stemwall or its conditions cannot be verified.*

#### E.1. Wall Cladding

Building Exterior

Exterior Corrective  
Action

*The exterior has recently been painted making it difficult to see stains or evidence of moisture penetration.*

#### E.1. Wall Cladding

Building Exterior

Exterior Corrective  
Action

*Openings in exterior wall should be sealed to reduce the potential for moisture or pest intrusion [ coach lights removed each side of garage ] .*



Further Evaluation

Building Exterior (continued)

Soffit, Eaves, Fascias and Trim

Further Evaluation

We inspect the fascia, eaves, soffit and trim where visible for water damage, deterioration from rot or other adverse conditions that may be present. These areas should be maintained, painted, sealed and caulked periodically for longevity and prevention of moisture and pest incursion.

Building Exterior	Exterior Corrective Action
<p><i>Opening Gaps/Voids are present in the soffit area. These have implications where the fire barrier to the attic is compromised. These gaps and voids have negative implications on moisture and pest intrusion. Filling these gaps appropriately would reduce incursion.</i></p>	
	

Vegetation Affecting Structure

Satisfactory where visible

Vegetation and trees are inspected for adverse affects on the property structures and foundation where visible. To reduce adverse effect that vegetation related problems, we recommend that trees/plants should not be located near the structure. Existing plants and trees should be trimmed away from the structure. Vegetation that grows up against, onto or attaches to the structure may trap moisture or may promote access for insects or pests. Vegetation should be trimmed away from the structure as ongoing, routine maintenance.

Gutters, Scuppers and Downspouts

Further Evaluation

Roof drainage systems are not prevalent in Arizona due to the minimal amounts of annual rainfall. Gutters, Scuppers and Downspouts are used to route roof drainage water away from the structure and foundation. If present, make sure they are maintained free from debris so the operate properly to channel the runoff. If they are not installed, we recommend that you monitor the conditions for roof runoff and add them where needed to prevent erosion and accumulation of water around the structure.

Building Exterior	Roof Corrective Action
<p><i>Gutter end cap is lose/missing.</i></p>	

Building Exterior  
(continued)

Roof Corrective Action



Building Exterior

Roof Corrective Action

*Down spout is missing.*



#### Pedestrian Exterior Doors

#### **Further Evaluation**

Emergency escape routes are essential for the safety of the occupants and measures should be taken to insure appropriate escape routes. Exits that have key operated deadbolt requiring a key for egress should be replaced with manually operated locksets for ease of egress. If glass is installed in doors, we do not determine if it is safety glass.

***Pools, spas and water features (i.e. garden ponds, large fountains, etc.) are inherently dangerous. Diving boards and slides add to potential risks or danger. As many homes in Arizona also have pools, child safety is extremely important. Child restraints at any door, pet access, window or opening leading to the yard or pool area should have safety devices installed or other devices or fences could be installed at the water. We encourage you to check with the local authorities regarding any requirements for pool safety. Many pool Owners elect to install fences or barriers around the pool that can be removed at will. When you remove the temporary barrier, you have no protection! Never leave your children unattended without adult supervision when around pools, spas and other water features.***



Building Exterior

Exterior Corrective  
Action

*Lockset does not engage strikeplate on front door locks [garage door].*

Pedestrian Exterior Doors (continued)

Building Exterior

Exterior Corrective  
Action

*The Garage House Entry door does not have a self-closing mechanism installed and does not conform to current approved fire barrier requirements. You may wish to consider upgrading to an approved, fire rated self closing device to comply with current construction practices.*



Building Exterior

Exterior Corrective  
Action

*The Garage House Entry door is wood or hollow core and does not appear to be a fire rated door. We recommend replacing the door with one that is approved for fire rate use.*



Building Exterior

Exterior Corrective  
Action

*The door hinges are missing [garage door].*

Building Exterior

Exterior Corrective  
Action*(continued)*

Building Exterior

Exterior Corrective  
Action*The door weather stripping is missing/damaged [garage door].*

## Garage, Garage Doors and Carport

### **Further Evaluation**

Inspection for the garage interior components are floors, walls, doors, electric openers, fire separation, etc. Doors are inspected for excessive wear, needed repairs and proper operation including testing the safety devices. Where portions of these areas and components are not visible for inspection due to homeowner possessions, these areas are excluded from the inspection process and report.

The vehicle door(s), springs, hardware and railings are inspected for proper functionality and wear. Vehicle doors that do not have an electric garage door opener are manually opened/closed to determine function. Vehicle doors that are connected to an electric garage door opener are opened and closed with the electric opener and are not manually disengaged from the electric opener for insurance and safety reasons.

Some automatic garage door operators are not equipped with automatic reversing capabilities. Operators install before 1993 may not have beam detectors installed that stop and reverse the door operation when an object or person obscures the beam. Doors without beam detectors can be upgraded to incorporate this needed safety feature. A properly operating automatic garage door operator auto-reversing mechanism is an important safety device. Due to the potential for damage to the garage doors and automatic operator components, testing for the



presence of automatic reversing capabilities is purely up to the discretion of the inspector and may be excluded from this inspection and report but will be noted.

#### Garage, Garage Doors and Carport *(continued)*

Garages that are physically joined to the main dwelling where walls or ceilings are common to both areas, should be constructed to provide a fire resistant barrier against the spread of a fire that originates in the garage. Typically, any framed walls and ceilings are covered with sheetrock or are constructed of masonry material that meet the appropriate fire separation standards. We inspect these barriers for contiguous fire protection where visible and note any holes, openings, inappropriate materials, etc. that might compromise this barrier. We do not determine that the barrier is appropriately rated or up to current standards for the authority having jurisdiction.

Door Type: *Sectional (Building Exterior)*

Garage Floor % Not Visible: *0% (Building Exterior)*

Garage Wall % Not Visible: *0% (Building Exterior)*

Garage Fire Separation: *Further Investigation (Building Exterior)*

Building Exterior

Comment Corrective  
Action

*Popcorn ceiling finish was noted on the garage ceiling. This type of finish could be indicative of asbestos being present.*



#### Windows

*Satisfactory where visible*

Window are inspected for proper operation and deterioration. Windows with security bars that may be installed should be the breakaway or swing out style. Below grade windows should have approved ladders when required by your local jurisdiction. You can contact your local Fire department or the National Fire Protection Association for detailed information.

#### Window Screens

*Satisfactory where visible*

Window screens are examined for their presence on windows and if there are any obvious areas of disrepair.

#### Exterior Flashing and Trim

*Satisfactory where visible*

Flashing and trim refers to thin pieces of material usually metal installed to prevent the passage of water into a structure from a joint or as part of a weather resistant barrier (WRB) system. In modern buildings, flashing is intended to decrease water penetration at objects such as chimneys, vent pipes, walls, windows and door openings to make buildings more durable.

The flashing and trim are inspected for proper installation and use. Flashing needs to be maintained to assure continued water proofing and barrier and certain areas need to be calked and sealed as required.

## Electrical

The electrical system inspection covers, service type and condition where visible. Service conductors are observed and reported as far as its type (e.g., copper or aluminum). The inspection examines the presence and the condition of the system visible grounding. Overcurrent protection devices are reported on the type (breakers and/or fuses) and condition. Main and distribution sub-panels are inspected for panel locations and conditions. The service amperage and voltage rating and branch circuit conductors are inspected. We inspect for when breakers or fuses are oversized. A representative number of lights, switches and receptacles are tested. Ground fault circuit interrupters (GFCIs) conditions are tested on all existing GFCI devices. The standards and practices for electrical construction have changed over the years. You may want licensed electrician to further evaluate the electrical system if you desire or have a need to update the system.

Since the following systems are outside the scope of this electrical system, you are encouraged to obtain a separate inspection of these systems by a specialist before the close of escrow; low voltage systems i.e. security systems, low voltage lighting and intercom systems; audio/video systems; any other special systems that may be present.

Main electrical panels or main disconnect devices are generally installed at the building exterior and should be readily accessible. Typically, this is so firemen or other public utility service officials could access the devices if necessary. Removal of electrical receptacle outlets, switches, junction boxes, or gutter box face plates or the calculation of electrical capacity loads is specifically excluded in this inspection and report.

The inspector is NOT required to: A. insert any tool, probe or testing device inside the panels. B. test or operate any overcurrent device except ground fault interrupters. C. dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels.

The use of aluminum wiring in lighting and outlet circuits was common in the 1960's through about mid 1970's. Today, the use of aluminum wiring is limited to certain types of circuits and devices in new electrical systems. It is necessary to examine all aluminum wiring connections and connected devices to determine whether the specific wiring methods required with the use of aluminum wiring have been employed. This is not part of this inspection. A qualified electrical contractor should be retained if additional information regarding existing aluminum wiring is desired. All electrical system modifications should be performed by a qualified individual and in accordance with all appropriate industry standards and governmental codes, ordinances, and regulations. The use of aluminum wiring on certain dedicated circuits is permitted under current industry standards. Dedicated circuits supply only one device or load such as an oven or dryer as an example.

Low voltage lighting and components, low voltage systems, smoke detectors, telephone, security, cable TV, intercoms, AV equipment, or other ancillary wiring that is not a part of the primary electrical distribution system.

### Main Electric Service Entrance

### ***Further Evaluation***

A service panel is an electrical box which distributes power from a utility and routes it to various circuits within a structure. The service panel often contains the electrical utility meter as an integral part of the panel or a separate meter panel may be provided. A basic household service panel come in different sizes rated by amps or ampacity,

for example, you will see maybe 100 amps on a smaller home and up to a 400 ampacity panel on larger home. The majority of service panels in this region average 200 amps in size.

#### Main Electric Service Entrance *(continued)*

The electrical service from the utility goes through the electrical meter, allowing the utility to measure how much electricity is consumed in the dwelling. From the meter the service has a main breaker that allows the power to be cut off to a structure with a single breaker. From the main breaker, there is an electrical distribution buss that distributes power to the series of circuits serving the various loads in the facility which are also fed and controlled through circuit breakers. These circuits will include dedicated circuits such as those used for water heaters and stoves, which usually need their own circuits because of high energy draws or they will be circuits that serve a series of loads like multiple lighting or receptical circuit.

The service panel is visually inspected for size, types of conductors, general condition, scorching, as well as other items that might be of concern. The cover gets removed to inspect the interior of the main electrical panel. We examine the contents for correct breaker or fuse size to the correct gauge of wire used to feed the electrical loads in the residence. We look for the presence of grounding, rust, scorched wires/insulation as well as other adverse conditions. We do not operate circuit breakers, except for Ground Fault Circuit Interrupter (GFCI) breakers. If present, GFCI breakers are tripped using the test button on the GFCI circuit breaker. Arc Fault Circuit Interrupter (AFCI) breakers are not operated for liability reasons. We make no representation as to correctness of size, condition of wiring or devices that are concealed from view.

Type of Entrance: *Underground Lateral (Electrical)*

Size of Entrance Panel: *Undetermined (Electrical)*

Utility service

Electrical

Electrical Corrective  
Action

*We were unable to determine the electrical capacity size. The main electrical panel is not properly labeled and there is more than one disconnect. The panel is a split buss panel.*



#### Type of Electrical Service Conductors

#### **Further Evaluation**

Service conductors is the wiring between the utility transformer and the main electrical panel on the exterior or the house. The service conductors can be fed overhead in older homes or underground in newer neighborhoods and are typically not visible for inspection

Type: *Copper, Not Visible (Electrical)*

Type of Electrical Service Conductors (*continued*)

**Further Evaluation**

Electrical

Electrical Corrective  
Action

*The service conductors are not visible at meter.*

Main Electrical Panel

**Further Evaluation**

See Electrical Service above. The primary purpose of the electrical panels and sub panels are to distribute electrical power through circuit wiring to various loads throughout a facility. The other primary function is to provide safety to those circuits through overcurrent protection through circuit breakers or fuses. Circuit breakers and fuses (overcurrent protection devices) are designed to shut off the electrical current to prevent the electrical wiring and panels from overheating due to excessive electrical current. Circuit breakers and fuses are located in the main electrical panel and sub-panel(s) (if installed). An AFCI (Arc fault Circuit Interrupter) is a device, which is intended to provide additional protection against fires from arcing. These particular types of devices are installed on the bedroom circuits and since 2003 should interrupt the power to the entire bedroom including the receptacles, closet lights, smoke detectors, ceiling fans and lighting. Over time, many municipalities have increased the AFCI circuit breakers to serve additional portions of the home. The manufacturers of these devices recommend that you test them once a month to ensure proper operation. The AFCI is normally located in the main or sub-panels and have small test buttons attached that are colored (blue or yellow is the norm). Note: the AFCIs manufactured by Square D that have a blue button may be defective/recalled depending on the manufacture date and should be replaced by a licensed electrical contractor. Combination AFCI and GFCI circuit breakers are being used in newer construction and in various municipalities. By appearance, these resemble an AFCI OR GFCI circuit breaker but have a different color coding and have small labels affixed to the breakers. A common color for these breakers is currently purple.

Type: *Circuit Breakers (Electrical)*

Location: *Exterior Southeast (Electrical)*

Electrical Wiring Type: *Nonmetallic Sheathing Romex where visible (Electrical)*

Circuit Compatibility: *Circuits Sized correctly for equipment connected (Electrical)*

120 Volt Wiring Materials: *Copper (Electrical)*

240 Volt Wiring Materials: *Copper and Aluminum (Electrical)*

An over-current protection device is a device such as circuit breakers or fuses, which are intended to interrupt the flow of current at a predetermined value to prevent damage resulting from excessive current.

Multiple tapping or double tapping is the placing of more than one conductor under the pole of an over-current protection device or a lug, which is not designed for or labeled for such an application.

Electrical

Electrical Corrective  
Action

*The aluminum wire connections do not have a recommended anti-corrosion product coating the termination points. We recommend that a licensed electrician to correct the issue.*

**Electrical (continued)****Grounding/Bonding***Satisfactory where visible*

One of the most misunderstood and confused concepts is the difference between Bonding, Grounding and Earthing. Electricity will follow the path of least resistance and current will flow with a difference in voltage potential i.e. 120 volt to ground or earth. You want any stray voltage to flow through a bond or ground conductor and not through you. Bonding is simply the act of joining two electrical conductors together. These may be two wires, a wire and a pipe, or these may be two pieces of equipment. Bonding has to be done by connecting of all the metal parts that are not supposed to be carrying current during normal operations to bringing them to the same electrical potential. Bonding ensures that these two things which are bonded will be at the same electrical potential. That means we would not get electricity building up in one piece of equipment or between two different pieces of equipment or a panel and a pool pump as an example. No current flow can take place between two bonded bodies because they have the same potential hereby reducing the probability for an individual to be electrocuted by the difference in potential when something has malfunctioned like a pool pump shorting to its housing.

All electrical/electronic circuits (AC & DC) need a reference potential (zero volts) which is called ground in order to make it possible for the current to flow from the generated source to the load. In a house electrical system the ground reference is earth ground.

The ground conductor provides a return path for fault current when a phase conductor accidentally comes in contact with a grounded object. This is a safety feature of the wiring system and we would never expect to see grounding conductor with current flow during normal operation.

Also because of lightening, line surges or unintentional contact with other high voltage lines, dangerously high voltages can develop in the electrical distribution system wires. Grounding provides a safe, alternate path around the electrical system of your house thus minimizing damage from such occurrences.

We inspect to see if there is appropriate bonding and grounding is in place and present in locations required by the National Electrical Code (NEC). Examples of proper grounding would be an appropriately size electrical conductor from a main service to a ground rod or UFER ground or grounding electrode per the NEC, that is encased in the concrete footing of a residence. An example of bonding would be an electrical conductor connected between the main electrical panel ground and the main copper water piping.

Typically, the electrical panel is bonded to a water supply pipe, grounded to a ground rod or the building foundation reinforcement steel. Where visible the service ground is inspected for function and adverse conditions such as loose ground connections, missing ground, etc. Only the ground connection inside the main electrical panel is visible and sometimes visible at the ground connection at the water supply pipe. The ground connection to the building foundation steel is underground and is not visible. We do not determine the routing, condition or acceptability of the grounding outside the electrical panel. Ground continuity, appropriateness and function is not verified as this requires specialized equipment.

Type (where visible): *Copper (Electrical)*

**Electrical (continued)****Branch Circuit Conductors*****Further Evaluation***

A branch circuit is a portion of an electrical wiring system that extends beyond the final, automatic over current protective device (i.e., fuse or breaker) which qualifies for use as branch-circuit protection, and terminates at the utilization device or outlet (such as a lighting fixture, motor, or heater). These circuits are also referred to as the load side of the



circuit. Residential branch circuits are typically comprised of many different wiring sizes that are rated to carry various ampacity loads the smallest of which is 14 gauge rated for 15 amps or 12 gauge rated for 20 amps. These circuits typically serve lighting and receptical circuits. Ranging up to larger conductors and circuits that serve loads like water heater, ranges, dryers and air conditioner. The circuits are inspected for appropriate sizing of the conductors to the ampacity of the circuit breaker or fuse they are terminated to. The conductors are also inspected where visible for any scorching, melted insulation, etc. that might indicate an overloaded circuit or high resistance from a loose connection as an example.

Type (where visible): *Nonmetallic Sheathing (Romex) (Electrical)*

120-Wiring Materials: *Copper (Electrical)*

240-Wiring Materials: *Copper and Aluminum (Electrical)*

The electrical system in most homes and businesses is wired using sheathed, insulated wire. Romex® is a brand name that is well-known for manufacturing this type of electrical wire. Romex NM cable, (pronounced rome-ecks), and competing brands of cable contain two or more insulated conductors (wires) in a flexible plastic sheath that can be run through walls, under floors, through attics and so on. All brands of flexible, sheathed cable which can be used interchangeably, though many electricians prefer to use the brand name product. The labeling for all electrical cable is standardized and so is the same regardless of who manufactures it.

Electrical

Electrical Corrective  
Action

*Exposed and live wires noted [ at multiple locations in garage, garage storage area and under roof soffits at multiple locations] . Exposed and live wires should be de-energized for safety purposes or installed in conduit by a licensed electrical contractor.*





Electrical

Electrical Corrective  
Action

*The exposed wires should be contained in an approved material or concealed behind a wall or finish material such as sheetrock [ garage, and under soffits in various areas ].*

Electrical

Electrical Corrective  
Action

*The electrical wiring does not conform to current construction standards [ Garage, rear patio, front coach light (where removed)] . Exposed wiring and exposed splices. Garage opener is tied into lighting socket. Suggest you consult with an electrical contractor to correct. Garage door is disabled when the garage light switch is turned off.*





Outlets

Further Evaluation

A sampling of outlets are tested as part of the electrical inspection. Furniture and possessions are not moved to access outlet. Items are not unplugged to test regular outlets. Two conditions that present themselves as common issues are open grounds or reversed polarity, both of which require corrective measures. Open ground indicates that an equipment-grounding conductor is disconnected, not present, or not functioning at an outlet designed to provide equipment-grounding protection. All cord-connected electrical appliances, equipment, tools, or devices furnished with a three pins or three prong plug end for the purpose of providing equipment grounding should be adequately and properly grounded. Reversed polarity indicates the reversing of the neutral (grounded) and phase (hot) wires somewhere in the circuit.

A GFCI (Ground Fault Circuit Interrupter) is a device, which is intended to provide additional protection against electrocution from ground fault conditions. Manufacturers recommend that GFCI devices be tested monthly to confirm proper operation.

All GFCI devices are tested for proper operation. AFCI devices are typically not tested due to the fact that critical items such as computers or other devices may be connected.

120 volt Type: 3-hole (Electrical)

240 volt Type: 3 Hole (Electrical)

Ground Fault Circuit Interrupters (GFCIs): *Not Present and Functional at all Kitchen receptacles where required (where visible) (see below) (Electrical)*

Electrical	Electrical Corrective Action
<p><i>GFCI not installed on exterior outlet. GFCIs are not installed on the kitchen Island or in Garage. We suggest consulting an licensed electrical contractor to install GFCIs to these areas for life safety reasons.</i></p>	



## Switches

## Further Evaluation

A sampling of switches are tested for proper operation.

### Electrical

### Electrical Corrective Action

*Garage light switch disables the garage door operation. We suggest adding an outlet to provide power to the garage door by a licensed electrical contractor.*



## Lighting

## Further Evaluation

A sampling of lighting is tested for proper operation. Burned out bulbs are typically not reported.

All fixtures above the shower stalls or enclosures should be of a type specifically marked 'suitable for wet locations'. Any inspection for markings described above is specifically excluded in this inspection and report. Installation of surface-mounted incandescent lighting fixtures on walls above doors in storage areas or on ceilings of storage areas at locations closer than 12" and surface-mounted fluorescent lighting fixtures closer than 6" from the nearest point of storage areas was permitted in the past. However, it is not permitted in new installations; therefore, it is recommended that if surface-mounted incandescent or fluorescent lighting fixtures in storage areas do not meet or exceed these clearances, measures be taken to modify such fixtures to conform to them.

### Lighting (continued)

## Further Evaluation

Recessed incandescent fixtures should not be mounted in a wall or ceiling of any storage area closer than 6" from any point of the storage area, and when so mounted, the lamp (bulb) must be enclosed (protected so that a hot filament falling from a broken lamp cannot ignite combustible material below the fixture). Pendant fixtures should

never be located in storage areas. Any inspection for fixture types or clearances of clearances of fixtures in any areas is specifically excluded in this inspection and report.

Never allow any hanging, cord-connected, or pendant fixtures or parts of such fixtures in the zone measured 3' horizontally and 8' vertically from the top of any bathtub rim. This includes the zone directly over the tub as well. Any inspection for the clearances of any fixtures is specifically excluded in this inspection and report.

Electrical

Electrical Corrective  
Action

*Fixture is missing exposing wires [garage coach lights have been removed ].*



Electrical

Electrical Corrective  
Action

*Fixture is missing but wass secured without the use of an approved junction box [ ].*

#### Ceiling Fans

*Satisfactory where visible*

Ceiling fans are tested if the controls are available to do so. Ceiling fans and heavy electrical fixtures should be mounted to boxes that provide adequate support for the weight of such components. Because the boxes to which such components are attached are not visible, any inspection for the type or adequacy of support provided by such boxes is specifically excluded in this inspection and report.

#### Smoke /CO Detectors

**Further Evaluation**

Fire, heat, Carbon Monoxide, smoke protection, suppression, and detection equipment is not inspected nor is it operated due to possible interconnection with security systems. Requirements regarding fire protection, Carbon Monoxide, smoke detection and smoke detection equipment vary among jurisdictions. The National Fire Protection Association, local authorities having jurisdiction and the insurance industry recommend the installation and maintenance of smoke detection devices in homes.

CO Sensor Present: *No (Electrical)*

Smoke Detectors Present: *No (Electrical)*

When gas service is in use in a home, we recommend that you install a Carbon Monoxide Sensor for Occupant Safety.

## Smoke /CO Detectors (continued)

**Further Evaluation**

Electrical

Electrical Corrective  
Action

*When gas service is in use in a home, we recommend that you install a Carbon Monoxide Sensor for Occupant Safety.*

Electrical

Electrical Corrective  
Action

*Smoke detectors are not installed in this home. You could call your local building department or local fire department for proper placement of smoke detectors.*

**Appliance/Equipment**

Although the Arizona Standards of Practice for home inspectors (AZ SOP) does not require or offer guidelines for inspecting appliances, we do visually inspect the following appliances; Dishwasher, Food-Waste Disposer, Range Exhaust Vent, Electric/Gas Range, Cook top & Oven, Built-in Microwave Oven, Trash Compactor, Garage Door Operator. We test the operation, such as whether burners heat up, the dishwasher fills with water, runs a cycle and drains, refrigerator is tested with a digital thermometer, etc. The appliances are tested for functionality and visual defects. Again, this testing is not technically exhaustive and will not uncover hidden defects, leaks, etc. Appliances are not typically moved due to potential damage to surfaces and the appliances. Clothes washers and dryers are excluded from this inspection. You are encouraged to have a separate inspection of these systems by a specialist.

The termination of kitchen exhaust fan venting in attic spaces was an acceptable practice in the past, it is no longer recommended and is not allowed in new installations. Therefore, when an improper termination of a kitchen exhaust fan is noted in this report, it is recommended that measures be taken to properly and adequately vent such exhaust fans to the exterior of the building. The requirements for the exhaust hood to vent to the exterior (or the installed distance above the cook top) varies by local jurisdiction and the manufacturer of the stove, cook top or vent hood.

Only the appliances that are listed in this report are inspected. Any others are specifically excluded from this inspection and report. We do not test for accuracy of timers, clocks, thermostats or microwave wattage.

All ranges can tip forward and measures have been taken in the newer models to prevent such an event. However, older ranges may not be equipped with an anti-tip device and we recommend that one be installed.

## Garage Door Opener

**Further Evaluation**

Some automatic garage door operators are not equipped with automatic reversing capabilities. However, a properly operating automatic garage door operator auto-reversing mechanism is an important safety device. Due to the potential for damage to the garage doors and automatic operator components, testing for the presence of automatic reversing capabilities is purely up to the discretion of the inspector and may be excluded from this inspection and report but will be noted.

The opener is operated and all safety devices are checked. The garage door is not uncouple from the opener due to safety and insurance issues. We recommend that you consult with a licensed garage door company if further review of the garage door and operator is required or desired.



Appliances/Equipment

Appliances Corrective  
Action

*The garage door is disabled when the garage light switch is turned off.*

Appliances/Equipment

Appliances Corrective  
Action

*(continued)*



#### Refrigerator

*Satisfactory where visible*

We visually inspect the refrigerator seals and general condition of the appliance. We check to see if the condenser coils are clean if accessible and visible. If the refrigerator is on and plugged in, it will be checked for temperature in both the freezer and refrigerator sections. Ice makers are visually inspected and if turned on with water connected, we will report on its operation. Because of the time required for the ice to cycle through, we may not be able to determine if the ice maker is functional. Coils require periodic cleaning at least once a year as routine maintenance. We do not pull refrigerators away from the wall due to the potential for damage to the floors and the surrounding cabinets and surfaces.

#### Dishwasher

***Further Evaluation***

The dish washer is visually inspected for interior rust and calcium build up that might effect its operation. The unit is operated through a complete cycle. We inspect for leaks and observe for unusual noise or vibration as well as assure that the unit properly fills and drains during its operation cycle. We do not determine the adequacy of the dish washers ability to clean and dry appropriately.



## Appliances/Equipment

Appliances Corrective  
Action

*An air gap device is not visible/installed. Raising and securing the drain line to its highest point to prevent wastewater from draining back into the dishwasher may form an air gap.*



## Appliance/Equipment (continued)

## Garbage Disposal

**Further Evaluation**

The disposal is visually inspected and operated for a short period to determine proper operation. We inspect for leaks and observe for unusual noise or vibration as well as assure We do not determine the adequacy of the disposers ability to grind waste. We inspect for the presence of a high loop in the drain of a garbage disposal. If a garbage disposal backs up, without a high loop drain line or air gap, the waste can back up into the dishwasher and you may not be aware of it. With a properly installed high loop drain line you will become aware of the disposal backing up as it will back up into the sink in lieu of into the dishwasher.

## Appliances/Equipment

Appliances Corrective  
Action

*The Disposal is leaking.*



## Microwave

**Satisfactory where visible**

The built in microwave is test by operating the unit for a few seconds with a piece of wet paper towel inside. If the paper is hot to the touch we consider the microwave to be functional. If it have a turntable, it is inspected for

proper operation. We do not test the controls for full functionality, timers, thermostatically operated accuracy or the other numerous functions available.

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**Cook Top***Satisfactory where visible*

We test the cook top elements or burners for proper operation.

Type: *Electric (Appliances/Equipment)*

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**Oven***Satisfactory where visible*

The oven is tested for back and broil operation. We do not test the controls for full functionality, timers, thermostatically operated accuracy or the other numerous functions available.

Type: *Electric (Appliances/Equipment)*

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**Range Hood*****Further Evaluation***

We inspect the range hood exhaust fan and light for proper operation. We observe for excessive vibration or noise. Ducts are inspected if exposed and visible. Concealed ductwork cannot be observed or inspected.

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**Range Hood (continued)*****Further Evaluation***

Appliances/Equipment

Appliances Corrective  
Action

*The exhaust fan duct is not an approved material. Suggest consulting a licensed contractor to install an approved ductwork material.*

---

**Ice Maker*****Further Evaluation***

Ice makers are visually inspected and if turned on with water connected, we will report on its operation. Because of the time required for the ice to cycle through, we may not be able to determine if the ice maker is functional.

Appliances/Equipment

Appliances Corrective  
Action

*The Icemaker is not functioning.*

---

**Plumbing**

We inspect the interior supply and distribution piping where visible. We report on visible type of materials (e.g., copper, polybutylene, galvanized, etc.) and condition to the extent the piping is visible. The inspection covers the condition and operation of all fixtures and faucets for functional flow. We inspect for water supply leaks, cross connections (e.g., dishwasher high-loop, missing anti-siphon protection, etc.). A cross-connection is where a possibility that the potable drinking water could be mixed with non-potable water or wastewater. The inspection evaluates the waste and vent piping system as far as visible by type (e.g., ABS plastic, galvanized, etc. and its condition). We observe for drain leaks of the waste system piping. We report on Functional drainage in the waste system. Water heating equipment and operating controls are inspected for type (e.g., gas, electric, solar, etc.), condition and automatic safety controls (TPR valve, thermocouple, etc.). On Gas systems, we inspect flues and vents on condition and combustion air ventilation.

Adverse plumbing issues can occur at any time. Therefore, this inspection and report reflects the condition of the plumbing at the time of the inspection.

We encourage that the client have a separate inspection of these systems by a licensed plumbing contractor if a more detailed inspection is warranted or desired. We recommend this for sewer line inspections covered in more detail below. On days that it is raining, our inspectors are not able to identify any potential leaks at exterior plumbing fixtures including hose bibbs, exterior sinks, showers, pool equipment, etc.

Any inspection of solar water or solar space heating systems is specifically excluded in this inspection and report. It is recommend that customers take measures to determine if such systems are functional, obtain operational and maintenance information, and verify that such systems are properly protected during cold weather.

Any inspection of septic systems or equipment is specifically excluded in this inspection and report. It is important to note that facilities with septic systems should be pumped out on a regular basis and we would suggest that a contractor that specializes in septic systems be consulted for reporting on the condition of the septic system. Some State of County Health Departments require a septic certificate from the Seller to verify that it was pumped out and inspected prior to the sale of the property.

### Plumbing (*continued*)

Any inspection of Private Water Supplies or equipment is specifically excluded in this inspection and report. It is important to note that facilities with Private Water Systems should be inspected by a licensed contractor that specializes in Private Water Supply systems be consulted for reporting on the condition of the system. Some State of County Health Departments require a certificate from the Seller to verify that the Private Water Supply was inspected prior to the sale of the property. We recommend having the well water tested for bacterial and other possible contamination (potability) by a reliable laboratory. Testing the quality of well water is outside the scope of the home inspector. Clients can also have a yield or draw-down test performed to test the pumping capacity of the well.

Sump pumps, sewage ejector pumps, macerating pumps, sanitary water and any solid waste pumps inside or outside the home are specifically excluded from the inspection and report. We will not place water in sumps to test the pumps. It is recommended that sump pumps as well as the other types of ejector pumps listed above, be tested on a regular basis to verify proper operation. These types of pumps have a relatively short operating life (usually 5 – 10 years) so we recommend budgeting replacement accordingly. High water or low water alarms, moisture detection alarms, water powered backup pumps or backup batteries could be considered as an upgrade to any existing sump or ejector pumps when there is a potential for water to effect interior finished spaces. Any upgrades or alterations should be performed by a licensed contractor.

Inspection of irrigation and landscape watering systems is specifically excluded in this inspection and report.

Any inspection of fuel storage tanks is specifically excluded in this inspection and report.

We will not carry water to or place water in floor drains to test them for internal blockage or operation. Proper operation of floor drains is important; therefore, it is recommend that customers take measures to confirm proper operation of floor drains. Requirements for floor drains vary depending on a building's age and location.

Manufacturers of hot water boilers, hot water heaters and water storage tanks recommend that some system be present to aid in the collection and disposal of water in the event of leaking or discharge.

Hidden piping (gas or water) is not inspected and specifically excluded in this inspection and report. As an example, piping covered with insulation, inside walls, in slabs, buried underground, etc. are specifically excluded in this inspection and report.

Gas leak tests are not performed and specifically excluded in this inspection and report. Gas lines passing under a slab are required to be sleeved (not directly encased by concrete). Additionally, gas lines that pass under a slab and

surfacing inside a living area is required to be sealed where it enters the living area and the piping sleeve requires a vent outside the living area to adequately vent gas to the atmosphere if there is a leak under the slab.

Allowable use of different types of plastic water supply lines varies among jurisdictions. Most public health and water quality agencies recommend replacing lead water supply lines with currently approved materials. If polybutylene is noted to be present, we recommend that a licensed plumbing contractor evaluate all plumbing supply lines.

Maintenance of seals around valve, faucet, and other penetrations on bathtub and shower walls and the seals at the joint between bathtubs and wall, floors, and decks, between shower bases and walls and floors, and around shower frames will reduce the potential for water damage to walls and floors. Before applying sealing caulk, putty, or grout, all surfaces must be cleaned to remove soap film or any other materials that may affect adhesion of such sealants and should be performed as a routine maintenance.

We recommend that all interior natural gas lines made of copper and all brass flex extensions be replaced with approved materials or devices.

No source of ignition which generates a spark, flame, or glow and which is not in a sealed combustion chamber should be placed or located within 18" of any garage floor due to the potential for igniting flammable or combustible dusts, gases, vapors, liquids or other materials.

### Plumbing (*continued*)

Bonding is required in gas and water metallic piping systems. Bond wires provide continuity to the electrical ground on these systems. At any point where a dielectric connector is used across dissimilar metals, like at a water heater or water softener, these require bonding jumper wires to be installed to maintain bonding continuity. In addition, anywhere a portion of the metallic water supply system is replaced with plastic piping of any kind, requires a bonding jumper wire to be installed to maintain bonding continuity from metal pipe to metal pipe.

Never allow children to play near or around water heaters, heating plants or equipment, or any fuel gas or fuel oil storage or distribution components or equipment. Never place any flammable or combustible materials next to or around gas or oil-fueled equipment. Never store anything that can produce volatile, flammable, or combustible vapors or fumes in any area that contains or directly communicates with any area that has an ignition that generates a spark, flame, or glow and is not in a sealed combustion chamber.

Most water heaters are factory equipped with Automatic Safety Controls such as a TPRV (Temperature Pressure Relief Valve). When the TPRV discharge lines are plumbed to the exterior and should not be higher than 24" or lower than 6". Lack of such device or potential adverse conditions will be found in the summary section of this report.

### Water Service Main

### ***Further Evaluation***

The water service main is the term used for the supply water line to the facility that connects to the utility water main. The majority of the main line is buried therefore it cannot be inspected.

Pipe Type (where visible): *Copper where visible (Plumbing)*

Pipe Size: *3/4" (Plumbing)*

Historically, copper is the most commonly used for water supply lines in a home. Copper pipe comes in two types, rigid and flexible. The rigid type comes in several wall thicknesses: K, L, and M. Type M is the one normally used for water supply pipes. Copper has proven itself over the decades to be corrosion resistant and very reliable. Copper is a soft metal and so can be easily cut and fabricated. It is also prone to damage, may develop pinholes over time and can rupture from frozen water in pipes.

The majority of the piping is buried or concealed from view and inspection.

Plumbing	Plumbing Corrective Action
<i>Water supply main line does not have a pressure regulator installed to regulate the pressure to the house. We recommend consulting a licensed plumbing contractor to add this as a preventive measure against high utility water pressure.</i>	

Water Main Shut-off

**Further Evaluation**

Location: *North (Plumbing)*

Type: *Gate Valve (Plumbing)*

Gate valves are common valves used to shut off all the water to the building. We inspect for the operability of the valve however we do not verify that the valve completely shuts off. Gate valve have a high failure rate over time. Failure leaves a home owner with no ability to shut the water off to the home. We recommend that gate valve get replaced by ball valves which are much more reliable.

Plumbing

Plumbing Corrective  
Action

*The water main shut of valve is a gate valve and prone to failure. We suggest you consider installing a ball valve.*



Water Pressure

*Satisfactory where visible*

Having proper water pressure is indicative of proper water flow from each point of use. We measure the water pressure is at an exterior hose bibb using a hand held pressure gauge. The recommended pressure range should be 40 to 80 psi. Water pressure can vary by time of day and water demand therefore, we a pressure regulator should be installed to provide an acceptable pressure due to variations in water pressure.

Where pressure regulators are installed, we do not test them for proper operation.

Water Pressure reading: *Between 75 and 80 PSI (Plumbing)*

Supply Water Functional Flow: *The supply water has functional flow based on pressure and observing flow rates (Plumbing)*

Functional flow is the amount of volume flowing through your plumbing water supply system. As an example; During the inspection we turn on the faucets on at the basin, flush the toilet and then turn the water on to the tub or shower. Some decrease in volume is normal. A very noticeable decrease in volume is not. This is an indication that there is a plumbing issue which may need to be further investigated by a licensed plumber. It is important to note that municipal water pressure varies throughout the day so a functional test performed at a different time or different day of the week may yield a different result.

Interior Water Supply Lines and Distribution

*Satisfactory where visible*

Water supply and distribution piping delivers water to individual plumbing fixtures throughout the home. This distribution piping is inspected where visible, for corrosion, leakage, adequate support, etc. Underground or concealed pipes inside walls or floors can not be inspected and are excluded from this inspection.

Since the majority of the water distribution piping is concealed the type of plumbing material is determined by looking at the exposed piping next to the toilet, under the sinks, at water heaters, etc. Typically, because of the limited visible amount of visible distribution piping that is available for inspection, piping material that is concealed in the attic, walls, underground may be another type other than what is identified in this report.

Type (where visible): *Copper (Plumbing)*

Interior Water Supply Lines and Distribution (*continued*)

*Satisfactory where visible*

Supply Leaks (where visible): *No Supply leaks noted (Plumbing)*

Cross Connection: *Anti -Siphon installed (Plumbing)*

Historically, copper is the most commonly used for water supply lines in a home. Copper pipe comes in two types, rigid and flexible. The rigid type comes in several wall thicknesses: K, L, and M. Type M is the one normally used for water supply pipes. Copper has proven itself over the decades to be corrosion resistant and very reliable. Copper is a soft metal and so can be easily cut and fabricated. It is also prone to damage, may develop pinholes over time and can rupture from frozen water in pipes.

The majority of the piping is buried or concealed from view and inspection.

Definition of plumbing cross connection: a plumbing cross-connection is defined as any physical connection or arrangement between potable water (drinking water) and any source of contamination. Specifically, any physical connection or arrangement between two otherwise separate piping systems, one of which contains potable water and the other either water of unknown or questionable safety or steam, gas or chemical, whereby there exists the possibility for flow from one system to the other, with the direction of flow depending on the pressure differential between the two systems. - UPC 2006 Anti-siphon devices are essentially one-way valves designed to stop the flow of potentially contaminated water back into the drinkable (potable) water supply. Anti-siphoning capabilities are required by code on certain plumbing devices, such as exterior faucets hose bibbs (sill-cocks), sprinkler system connection, and other like conditions where cross contamination might occur.

Supports and Insulation

*Satisfactory where visible*

Plumbing systems require proper support and should be supported and secured to appropriate construction standards. We inspect for proper support where visible. We do not report on the need for insulation on plumbing piping. Certain areas of our region are prone to colder freezing temperatures where insulation on pipes might be required. It is up to the home owner/buyer to determine if insulation is appropriate for the location and temperature extremes.

Water Heating Equipment & Operating Controls

***Further Evaluation***

Conventional tank water heaters are inspected for operation and general visual condition. They are checked for visible leaks and to see if safety device are in place and plumbed correctly. Water heaters leak and/or require repairs as they age. 8- 10 years is the average useful life for a water heater. Hard water may shorten the life of the unit. It is recommended as a preventative maintenance measure that they should be drained for a short period to periodically to flush debris and build up out of the bottom drain on the tank.

If the water heater is not flushed regularly by the method above, the water heater drain valves can become plugged with deposits and will not close off completely. We obtain the age the water heater from the name plate data if visible. Since many components of the water heater are concealed, many items like burners, heating elements and controls cannot be inspected. Because conventional water heaters are prone to leaks, we recommend that a pan is installed under the unit to contain any leaks and avoid damage to their surrounding finishes and structure. These

pans should be plumbed to the outside or a drain with proper downward slope on the piping since any water leaks will gravity drain.

#### Water Heating Equipment & Operating Controls *(continued)*

#### **Further Evaluation**

Tankless water heaters are inspected in a similar manner except there is no tank reservoir to be concerned with. Tankless water heaters—also called instantaneous, continuous flow, inline, flash, on-demand, or instant-on water heaters are water heaters that instantly heat water as it flows through the device, and do not retain any water internally except for what is in the heat exchanger coil. Copper heat exchangers are preferred in these units because of their high thermal conductivity and ease of fabrication. Tankless heaters may be installed throughout a household at more than one point-of-use (POU), far from a central water heater, or larger centralized models may still be used to provide all the hot water requirements for an entire house. The main advantages of tankless water heaters are a plentiful continuous flow of hot water. The hot water usage varies greatly from one household to the next therefore, the yield of hot water generated instantaneous and steady hot water output of a Tankless Water Heater is excluded from this report.

Fuel: *Gas (Plumbing)*

Age: *4-6 Years (Plumbing)*

Capacity: *40 Gallons (Plumbing)*

Age Based On: *Name Plate (Plumbing)*

Vent Draft Condition: *Satisfactory (Plumbing)*

Location: *Garage (Plumbing)*

Flues and Vent Material: *Metallic (Plumbing)*

Combustion Air : *Adaquate (Plumbing)*

Burner Condition: *Satisfactory (Plumbing)*

Automatic Safety Controls: *TPR Valve Present (Plumbing)*

Performance: *Operational (Plumbing)*

Water Heater Pan?: *No (Plumbing)*

Bonding Jumper across supply and return?: *No (Plumbing)*

Checking a water heater vent drafts is an important safety concern. The fumes from a gas hot water heater contain carbon monoxide and can make you sick or even be lethal at certain levels. We inspect the vent draft or flue for proper material and venting.

Combustion is a process involving the reaction of a fuel and an oxidizer, in which the chemical energy stored in the fuel is released. Combustion is the process in which a fuel burns in oxygen. Efficient combustion of the fuel used is important



from the standpoint of efficiency and to prevent build up deposits like soot and corrosive properties of chemicals that are a product of the combustion exothermic process.

Water Heating Equipment & Operating Controls (*continued*)

***Further Evaluation***

A metallic plumbing distribution system requires continuity of bonding throughout. The water heater requires a jumper bond across the supply and return lines due to dielectric insulation in the connections. If the report notes that a bonding jumper is not installed, we recommend you consult a licensed contractor to correct the issue.

## Plumbing

Plumbing Corrective  
Action

*The plumbing requires continuity of bonding throughout. The water heater requires a jumper bond across the supply and return lines due to dielectric insulation in the connections.*



## Plumbing

Plumbing Corrective  
Action

*A Pan is not present under the current Water Heater. We recommend adding a pan and piping the drain to the exterior for water damage prevention/Flooding.*

## Plumbing

Plumbing Corrective  
Action

*The water heater does not appear to be level. The structure below the water heater appears to sag. This may be due to a heavier/larger water heater or from previous water damage [ ].*



## Plumbing

Plumbing Corrective  
Action

*The downward facing elbow is missing at the TPRV (Temperature Pressure Relief Valve) termination, visible at the building exterior.*

Plumbing

Plumbing Corrective  
Action*(continued)*

Plumbing

Plumbing Corrective  
Action

*Water stains/damage or discolored paint observed on the water heater pedestal. We recommend that you speak with the current homeowner regarding this condition or consult a licensed contractor.*

Plumbing

Plumbing Corrective  
Action

*TPRV Discharge Height should be 6"-24" above the ground at the exterior. Discharge pipe is not approved type for use on a TPRV. Suggest consulting a licensed plumber to correct.*

#### Washer Hookup

*Satisfactory where visible*

The washer hookup hose bibbs are visually inspected for corrosion and leaks. Since the valves are not considered daily use valves and they will not be checked during the course of this inspection. If gate valves are present, we suggest that these valves be replaced with ball valves due to the fact that gate valves are prone to failure.

#### Gas/Propane - Fuel Storage and Fuel Distribution System and Supports

*Satisfactory where visible*

A visual inspection of the gas meter, above ground propane tank (if present), gas piping and supports where visible. We inspect for the presence of shut off valve as each appliance where visible. The shut off valves can be used to shut off the gas to the house or and individual appliance for service or the case of an emergency. The majority of the gas piping is typically concealed or buried underground, underground tanks, piping and concealed piping from view cannot be inspected. A gas/propane smell is reported as a potential leak for further evaluation. We do not test for leaks. Because of the corrosive nature of natural gas, certain types of piping are approved for use in distribution piping. We inspect that proper pipe was used and installed where visible. Because of safety concerns, we recommend that carbon monoxide detectors be installed in the home for occupant safety.

Shutoff Location: *East (Plumbing)*

Fuel System: *Natural Gas (Plumbing)*

Pipe Type (where visible): *Black Pipe (Plumbing)*

Gas/Propane - Fuel Storage and Fuel Distribution System and Supports *Satisfactory where visible (continued)*

Supports (where visible): *Satisfactory where visible (Plumbing)*

Waste System

Further Evaluation

ABS piping is the most commonly used in waste and vents in plumbing systems. Plumbing waste and vent pipes under floors, inside walls and slabs can not be inspected leaks or corrosion. We suggest you consult with a licensed plumbing contractor to investigate further for failures or problems with the drain, waste and vent system piping. Homes constructed between 1985 and 1990 may contain defective ABS plastic pipe. This can result in drain, waste and vent failure in the piping that can result in leaks at joints. We recommend that drain lines be scoped for any underground or concealed issues that may exist. This can go a long way toward avoiding flooding from sewage backup.

Waste System Functional Draining: *Waste System has functional drainage where visible. (Plumbing)*

Drain Leaks: *Drain leaks were visible (see sinks, drains and Faucets) (Plumbing)*

Plumbing	Plumbing Corrective Action
<i>Drain leak noted at kitchen sink disposal. Suggest consulting a licensed plumbing contractor to correct.</i>	

Waste and Vent Piping System Lines

Satisfactory where visible

The compilation of piping that comprise the drain, waste and vent pipes carry waste water from individual fixtures in the facility to the city sewer or private septic system. The visual inspection of this system examines the general state of the system and the system is tested for functional drainage and leakage. Drains are considered functional when the empty the waste water in a reasonable amount of time. We verify functional drainage by turning on multiple water fixtures and observing if they drain without backing up or slowing. A visual inspection of the system as a whole cannot be performed because the majority of the waste system is buried or concealed so clogs, improper drain pipe slope, cracks or breaks as well as root intrusion in the pipe cannot be identified. Because of the limitations of a visual inspection, we suggest you consult with a licensed plumber to conduct an examination of the drain system piping using a camera scope. This type of inspection is reasonably priced and well worth the piece of mind it affords by identifying potential issues in the waste system.

Pipe Type (where visible): *ABS Plastic where visible (Plumbing)*

Generally, in the plumbing industry this is black colored plastic pipe and fittings used in drainage, sewer, waste and vents. ABS (Acrylonitrile Butadiene Styrene) pipe/fittings and also PVC (see below) plastics have replaced much of the cast iron, lead and steel pipes formerly used for DWV. Important note is that no solvent cement (and primer) can totally "glue" (solvent weld) ABS to PVC plastic. Under normal conditions, quality ABS (when virgin resins are used) will not crack, chip or peel.

Plumbing (continued)

Sinks, Drains and Faucets

Satisfactory where visible

The sink, faucet and under sink supply and drain piping are inspected for general condition, water flow, leakage and drainage. Homeowner possessions under the sink impede the inspection and visual accuracy of conditions under the sink for piping and appurtenances. Our inspectors do not turn non-daily use valves for safety and insurance reasons. We will operate the main water supply shut off to verify operation if one is installed. You may wish to consider turning the non-daily use shut off valves at the plumbing fixtures to be sure that they are operational. Gate valves have been known to be problematic and we recommend changing gate valves to ball valves.

Toilet/Bidet

Satisfactory where visible

Toilets and Bidets are inspected for function and leaks. The internal mechanism the cause the toilet to flush fail from time to time. They may run continuously because of fill valve failure or a leaking flipper valve. The mechanisms should be inspected periodically for deterioration. In the early 1990s the government mandated low water use toilets to conserve water. The low water use are more prone to clogging. Non daily use shut off valves are not operated due to their potential for failure or leakage. Shut off valves fail with age and gate valves are notorious for failing. If gate valves are present we recommend replacing them with ball valves

Bathtub

Satisfactory where visible

The shower enclosure is inspected for leakage, excessive wear and state of disrepair and corrosion. We do not determine if safety glass is used for the bathtub enclosure if present. The shower valve and diverter valve (if present) are operated and checked. Typically the drain piping are not visible for inspection and leaks cannot be identified and are excluded from the inspection. Typically areas may require periodic caulking a sealing to maintain the integrity of the tub or shower surround for proper maintenance.

Shower

Satisfactory where visible

The shower enclosure is inspected for leakage, excessive wear and state of disrepair and corrosion. We do not determine if safety glass is used for the shower enclosure. The shower valve and diverter valve (if present) are operated and checked. Typically the drain piping are not visible for inspection and leaks cannot be identified and are excluded from the inspection. Determining the integrity of the shower pan for to be water tight is not within the scope of the inspection. The inspector will operate a steamer for a short period of time if present to verify it produces steam. Typically areas may require periodic caulking a sealing to maintain the integrity of the tub or shower surround for proper maintenance. Flooding of shower pans and testing of bathtub overflows is specifically excluded in this inspection and report.

Hose Bibs

Further Evaluation

The hose bibbs are inspected for leakage, water flow and the presence of an anti-siphon device.

Plumbing	Plumbing Corrective Action
The hose bibb spout does not have an anti siphon vacuum breaker [ on all exterior hose bibbs ]. The anti siphon is screwed on to the hose bibb spout before attaching a hose.	

Plumbing

(continued)



Plumbing Corrective  
Action

Vacuum Breakers/Pressure Regulators

Further Evaluation

A vacuum breaker is an attachment commonly placed on a bibcock valve (hose bibb) or toilet/bidet or urinal flush valve, landscaping water supplies, etc. that prevents water from being siphoned backward into the potable drinking water system. This prevents contamination should the drinking water system's pressure drop.

A water pressure regulator is a plumbing valve that regulates the water pressure coming from the main water line city water pressure into the house. This valve maintains the pressure to a safe level before the water reaches any plumbing fixtures inside the home. Pressure regulators are inspected for overall condition and leaks but it is not tested for performance and function. City water pressure changes throughout the day and if you experience high water pressure you should consult a licensed plumber for corrective action.

Plumbing

Plumbing Corrective  
Action

Vacuum Breaker not tested

Plumbing

Plumbing Corrective  
Action

No pressure regulator installed on supply water main to house as previously noted.

Heating/Cooling Systems

Heating and cooling equipment are inspected for type (e.g., heat pump, air conditioner, furnace, evaporative cooler) and condition. Energy source type (e.g., gas or electric) is noted. Operating controls (thermostat) are inspected for type and condition. The heating and cooling distribution system where visible is observed as far as type (ducts, etc.) and condition. We observe the condition of the filter and heating and cooling sources are inspected for presence in each room. Supply and return temperatures are measured with a digital thermometer to determine if the cooling system(s) is functional.

Heating, Ventilating and Air Conditioning (HVAC) systems are complicated and require annual and periodic maintenance, we encourage you to have a separate inspection of these systems by a licensed HVAC Contractor. Be

advised that the Home Warranty Companies have disclaimers and can refuse to repair a system where regular maintenance has not been performed.

### Heating/Cooling Systems (*continued*)

We do not move or disturb personal property to determine the presence or absence of registers or radiators. Inspection of the heating system specifically excludes any evaluation of the capability or adequacy of the heating system to provide heat to any space or the determination of airflow or heat production at any register, hydronic heat-radiating component, or electric heat radiating components.

Unsealed combustion space heating units are not inspected. Inspection of all humidifiers is specifically excluded in this inspection and report. Any inspection for the adequacy of heating system combustion air sources or volumes is specifically excluded in this inspection and report. Unexposed heat radiating components which are above ceiling surfaces and below floor surfaces, behind wall surfaces, covered with insulation or are embedded in or behind wall, floor, or ceiling surfaces are not visible.

The integrity and the interior condition of the fireplace chimney is beyond the scope of our inspection.

When visible cracks or holes in heat exchangers are noted, the heating plant should be examined by a licensed heating contractor for any previous modifications, for potential replacement or corrective measures.

Rust or soot may prevent detection of other conditions in heat exchangers. When 'atypical rust/soot' is observed, the heat exchanger should be cleaned and re-inspected by a licensed heating contractor.

Properly designed and installed combination chimney and flue caps will reduce weathering and deterioration of masonry chimneys and flues. Restricted or limited access to heating plants may affect the frequency and cost of maintenance, repairs, or replacement. When access limits or prevents inspection, it is recommend that additional measures be taken to provide adequate access and that a licensed heating contractor be retained to examine the unit. Forced air heating and cooling filters should be cleaned or replaced according to manufacturers' recommendations during the use season to maintain system efficiency, reduce airborne dust, and to reduce the potential for overheating blower motor and limit switch components. If an electronic air cleaner is installed in the system, obtain and follow all manufacturers' maintenance instructions.

Requirements pertaining to unsealed combustion space heating units vary among jurisdictions and may not be acceptable in some locales and applications.

All humidifiers require regular cleaning and maintenance to operate properly and safely. Central humidifiers can contribute damage to and accelerated deterioration of heating system components and, in some instances, may void heating system warranties.

Oil and gas-fired heating plants require adequate combustion air to operate efficiently and safely. The manufacturer and local jurisdictional requirements determine the source and volume of combustion air for each heating plant. It is recommended that all heating plants be serviced annually by a qualified and professional heating systems technician and that the adequacy of combustion air sources and volumes be evaluated.

Any inspection of window/wall refrigeration air conditioning units is specifically excluded in this inspection and report. Electrostatic filters are not within the scope of our inspection.

As of 2015, the air conditioning SEER {Seasonal Energy Efficiency Ratio} is a minimum of 14. This is an energy efficiency rating. However, the Air Conditioning companies do not have to install the newer systems until their current inventory has been exhausted. As part of the inspection process we cannot make any determination as to the SEER of the current system, and if this is of concern then we recommend that you refer to the owner's manual or contact a licensed HVAC contractor. In 2023, the SEER rating minimum will go to a minimum of 15. We advise that you take this into consideration if you are planning to purchase new air conditioning units.



If your air conditioner unit was manufactured prior to 2010, it could have R-22 Refrigerant which is being phased out by 2020 and replaced with R-410. If you have to replace your unit, you may have to replace the entire system because of the refrigerant change.

### Heating/Cooling Systems (*continued*)

#### Heating System

#### ***Further Evaluation***

The following are details of the heating system(s) inspection. The heating system(s) is cycled on and off based on temperature settings on the controlling thermostat. The supply and return temperatures are measured with an infrared detector or digital thermometer to determine if the heating system(s) is functional. A visual inspection is conducted on the components of the heating system and automatic safety controls.

The furnace heat exchanger (if present) is not evaluated because it cannot be visually inspected. We strongly suggest you consult with a licensed heating contractor to conduct a thorough service and examination of the heating system prior to close of escrow. We further recommend that a licensed heating contractor perform periodically service at least seasonally on the system to assure efficient operation of the system. If you obtain a home warranty, companies can refuse to repair heating systems if service has not been performed and make sure you have records for all service for this reason.

The inspection does not make a determination relative to the heating supply adequacy or air distribution and air balance; dismantle any unit or assembly, measure any voltages, amperage or gas pressures, inspect heat exchangers or inspect electronic air filters and humidifiers.

Type: *Forced Air Furnace Air Handler (Heating/Cooling Systems)*

Energy Source: *Gas (Heating/Cooling Systems)*

Location: *Garage (Heating/Cooling Systems)*

Area Heated: *Entire Home (Heating/Cooling Systems)*

Approximate Age: *7-10 Years (Heating/Cooling Systems)*

Age Based On: *Name Plate (Heating/Cooling Systems)*

Fuel Pipe: *Black Pipe (Heating/Cooling Systems)*

Exhaust Pipe: *Metal (Heating/Cooling Systems)*

Heating Automatic Safety Controls: *Automatic Safety Controls appear to be in place. (Heating/Cooling Systems)*

Heat Source Present in each Room: *Yes (Heating/Cooling Systems)*

Operation: *Tested (Heating/Cooling Systems)*

A forced-air central heating system is one which uses air as its heat transfer medium. These systems rely on ductwork, vents, and plenums as means of air distribution, separate from the actual heating and air conditioning systems. The return plenum carries the air from several large return grills (vents) to a central air handler for re-heating. The supply plenum directs air from the central unit to the rooms which the system is designed to heat. Regardless of type, all air handlers consist of an air filter, blower, heat exchanger/element/coil, and various controls. Like any other kind of central heating

system, thermostats are used to control forced air heating systems. A built-in thermostat called a limit controller prevents overheating. This limit controller may shut the furnace off if the blower fails or if a dirty filter is blocking the airflow. As with any furnace, it's important to clean or replace the furnace filters as recommended by the manufacturer, in order to keep the system operating at top efficiency.

Heating System (continued)

### Further Evaluation

Heating/Cooling Systems

Comment Corrective  
Action

*Combustion air vents are blocked/restricted [ upper ceiling vent covered with attic insulation ]. Suggest clearing away insulation to clear vent.*



Heating/Cooling Systems

Heating/Cooling  
Corrective Action

*Duct is separated allowing conditioned air to escape [ furnace ].*

### Cooling System

*Satisfactory where visible*

The following are details of the cooling system(s) inspection. The cooling system(s) is cycled on and off based on temperature settings on the controlling thermostat. The supply and return temperatures are measured with an infrared detector or digital thermometer to determine if the heating system(s) is functional. A visual inspection is conducted on the components of the heating system and automatic safety controls. A heat pump cooling cycle is not tested

The furnace heat exchanger (if present) is not evaluated because it cannot be visually inspected. We strongly suggest you consult with a licensed heating contractor to conduct a thorough service and examination of the heating system prior to close of escrow. We further recommend that a licensed heating contractor perform periodically service at least seasonally on the system to assure efficient operation of the system. If you obtain a home warranty, companies can refuse to repair heating systems if service has not been performed and make sure you have records for all service for this reason.

The inspection does not make a determination relative to the heating supply adequacy or air distribution and air balance; dismantle any unit or assembly, measure any voltages, amperage or gas pressures, inspect heat exchangers or inspect electronic air filters and humidifiers.

### Cooling System (continued)

*Satisfactory where visible*

In this region, air conditioning produces condensation during the summer months. Active and visible condensation leaks will be noted in the report. During the other seasons or times of the year, we are unable to identify those

potential leaks due to the fact that the air conditioning is not producing condensation. We will comment on evidence of staining, rust or corrosion where visible. This evidence may be the result of a current condition or of conditions that may have been previously corrected. The evidence should be evaluated by a licensed and competent HVAC technician. Most cooling system air handling units have both a primary and secondary condensation drain pans that are plumbed to an interior drain or to the outside of the dwelling. When the primary pan gets clogged or leaks, the secondary pan is designed to act as a back up containing and disposing of condensate. The secondary pan can also get clogged or leak which can cause extensive water damage to the interior of the dwelling. We suggest that a secondary pan condensate cut off switch be installed (if not already present) to shut the air handler down if moisture is sensed in the secondary pan. Further, we recommend that both pans be inspected and drains cleared periodically to avoid the potential of water leaks from condensate.

Type: *Split DX Cooling (Heating/Cooling Systems)*

Energy Source Type: *Electric (Heating/Cooling Systems)*

Location: *Attic (Heating/Cooling Systems)*

Operation: *Tested (Heating/Cooling Systems)*

Area Cooled: *Entire Home (Heating/Cooling Systems)*

Air Handler Age: *7-10 Years (Heating/Cooling Systems)*

Air Handler Age Based On: *Name Plate (Heating/Cooling Systems)*

Condenser Age: *7-10 Years (Heating/Cooling Systems)*

Condenser Age Based On: *Name Plate (Heating/Cooling Systems)*

Cooling System Present in each room: *Yes (Heating/Cooling Systems)*

Split system heat pumps are made up of two primary components. The fan coil which is usually located in an attic, closet, garage, etc. and the condensing unit which is located on the exterior usually on the ground near the exterior of the house. DX describes what's referred to as Direct Expansion and uses the compressor (normally located at the exterior condensing unit) for cooling only. To prevent damage to the DX compressors, they are not operated in the cooling mode when the outside temperature is currently or recently (within the past 24 hours) been below 65 °F. Care should be taken to not obstruct air flow to the condenser unit. Make sure that plant material is removed within 2-3' of the unit and that no screen material or wall is within the 2-3'.

### Heating/Cooling Systems (*continued*)

#### Air Filters

#### **Further Evaluation**

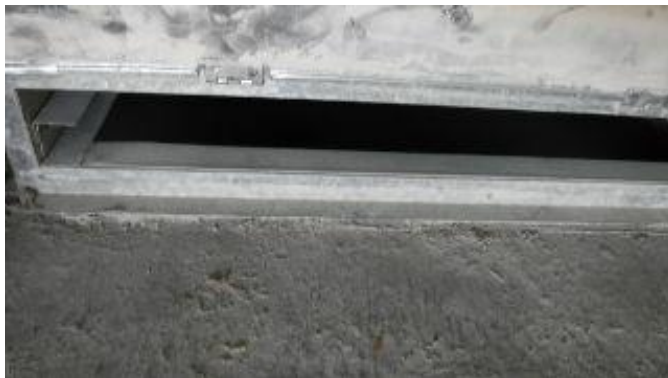
Keeping air filters in place and clean is important for many reasons. First, the air filter removes the majority of particles in the air and keeps them from building up on ductwork, coils, etc. The dirtier and air filter gets, the lower the air flow gets passing through the heating and cooling systems. This lowers the effectiveness and efficiency of the units. We recommend using pleated filters.

Filters condition: *Filters are present and appear to be satisfactory (Heating/Cooling Systems)*

Heating/Cooling Systems

Comment Corrective  
Action

*The filters are installed behind the return air vents. There is also a location for a filter in the furnace that is redundant and there is no filter installed.*



Heating/Cooling Distribution

*Satisfactory where visible*

The cooling and heating systems utilize various types of ductwork as part of the air distribution system that delivers air to each conditions room of the dwelling. Most ductwork is hidden by finished materials, insulation, etc. and are not visible for inspection. We confirm that a cooling and heating source exists in each room. We make no representation as to the suitability of the air distribution system, we do not measure the actual air flow, we make no determination as to the adequacy of cooling or heating supply to the various rooms. Room temperature will vary throughout the dwelling and the depend on many factors that can result in one area being warmer or cooler than the remainder of the house. Some examples are that one system may heat and cool both the 1st and 2nd floors. Hot air rises and cold falls. Multistory homes are notorious for temperature differences between different floors. Other condition are room(s) located the furthest distance from the heating and cooling source; and room(s) with low air flow at the A/C supply register. The adequacy and uniformity of the heating and cooling systems can only be determined by the actual conditions in the house as the seasons change. If you experience drastic temperature differences, we suggest that you consult with a licenced contractor to determine corrective measures. If a heating/cooling register is present in a room, the door to the room should be undercut to  $\frac{3}{4}$  to 1" clearance between the floor covering and the bottom of passage doors to provide a return air circulation path when the doors are closed. Sometimes a dwelling has transition ductwork installed between individual rooms and common areas. If this is the case, undercut doors are not necessary.

Heating Distribution Type: *Duct (Heating/Cooling Systems)*

Heating/Cooling Distribution (*continued*)

*Satisfactory where visible*

Cooling Distribution Type: *Duct (Heating/Cooling Systems)*

Thermostat

*Satisfactory where visible*

The thermostat(s) are what controls the temperature of the occupied conditioned space based on an operator selectable set point. Thermostats (stats) for short can be analog or digital. The most accurate are typically new digital/programmable stats. If you still have an analog, we recommend upgrading.

**Ventilation***Satisfactory where visible*

Ventilation is the intentional introduction of ambient air into a space and is mainly used to control indoor air quality by diluting and displacing indoor pollutants; it can also be used for purposes of thermal comfort or dehumidification. Ventilation is inspected for presence where required and for general condition. We make no determination as to the adequacy or proper operation of the ventilation system.

**Dryer Vent***Satisfactory where visible*

We inspect for if the dryer vent is present and if it is vented to the outside as required if visible. We make no determination as to the adequacy or proper operation of the dryer ventilation. Dryer vents should be cleaned periodically as a clogged dryer vent can be a safety concern.

**Exhaust Fans***Satisfactory where visible*

We inspect for if exhaust fan are present, operates without excessive noise and if it is vented to the outside as required if visible. We make no determination as to the adequacy or proper operation of the exhaust fan.

**Building Interior and Insulation**

The interior inspection observes, where visible, the condition of the walls, ceilings, floors, steps, stairways (if present), balconies, railings, counters and cabinetry. A representative number of windows and doors are inspected for operation and condition. The inspection observes the fire separation walls and ceilings between the dwelling unit and an attached garage or another dwelling unit and report on condition. This includes the appropriateness of fire separation doors. The inspection observes and reports on the condition of attached garages.

Portions of the interior components may be obscured from view due to household items and furnishings. These are not moved or removed by the inspector. Therefore, certain portions of the interior won't be visible to perform an adequate inspection of these areas.

Moving, removal, or inspection of personal property, floor or wall coverings, cabinets, countertops, window treatments or coverings, weather sealing/stripping, screening, storm windows, and any interior paint, stain, or protective finishes is specifically excluded in this inspection and report.

Some cracking in ceiling and wall surface material is common considered cosmetic.

We do not report on cosmetic flaws such as scratches, nicks, regular wear, etc. Loose floor covering material is not commented on unless they present a trip hazard or evidence of moisture intrusion.

Fire, heat, and smoke protection, suppression, and detection equipment is not inspected or operated due to possible interconnection with security systems. Requirements regarding fire protection and smoke detection and smoke detection equipment vary among jurisdictions. The National Fire Protection Association and the insurance industry recommend the installation and maintenance of smoke detection devices in homes.

**Building Interior and Insulation (continued)**

Manufacturers of blanket and batt type insulations with attached flammable paper or non-FSK foil vapor retarders or breather paper recommend that these vapor retarder materials be in substantial contact with the unexposed surfaces of code approved ceiling, wall, or floor materials. Requirements regarding areas of buildings where such materials must

comply with manufacturers' recommendations vary among jurisdictions. Any inspection for insulation with flammable vapor retarder material is specifically excluded in this inspection and report.

Although testing for the presence of mold is not part of our inspection, we do make comments on anything that we suspect of being mold. We cannot make a determination of its presence but do recommend that you have the area tested by a qualified environmental specialist where suspected.

In an area that water staining or water damage has been observed or noted, the potential for mold may have been increased and potentially concealed behind the finished material or wall. We do not do destructive testing on any finished material, wall or any portion of a dwelling.

Vacant, seasonal, recently painted and "flipped" homes are common in the local, current real estate market. These conditions make it difficult and, in some cases, impossible to identify potential roof, plumbing related leaks and a myriad of other items that may not be visible.

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#### Floors, Walls and Ceilings

*Satisfactory where visible*

The interior walls and ceilings are inspected for damage, excessively large cracks, undue wear and tear that can indicate an underlying structural problem as well as moisture. Cosmetic minor cracks and imperfections are not reported. Furnishings owner possessions may prevent a full inspection of the interior. We recommend that you review the walls and ceiling as part of pre-close walk through when all furnishings and possessions are removed.

Floor Type (where visible): *Concrete Slab (Building Interior and Insulation)*

Wall Type (where visible): *Wood Stud, Masonry (Building Interior and Insulation)*

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#### Doors

*Satisfactory where visible*

We inspect a representative number of doors for function, excessive wear and general condition. Doors that have key operated deadbolt requiring a key for egress should be replaced with manually operated locksets for ease of egress. If glass is installed in doors, we do not determine if it is safety glass.

#### Building Interior and Insulation (*continued*)

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#### Attic and Attic Access

*Satisfactory where visible*

The attic inspection performed is a visual one for the attic components including but not limited to framing structure, insulation, and heating ventilation and air conditioning. The attic also contains ducts, exhaust fan, electrical wiring, plumbing vents, and other components. These items are not always visible because of insulation, limited headroom, as well as many other conditions that limit visual inspection of these items and systems. During the hot weather months due to high potential health risks, inspector can only spend a limited amount of time in the attic. All these conditions hinder the inspectors ability to identify all potential attic problems. There are several ways approved by the Arizona SOP for viewing an attic area. It is the sole discretion of the inspectors judgement as to the safety and ability to enter an attic to inspect. At a minimum, the attic will be inspected from the access point if readily accessible. Usually a platform is installed on the attic floor to allow servicing the air conditioning/heating equipment located in the attic. The inspector can view the attic from the platform if it is safe to do so. The inspector will not traverse the attic due to liability and insurance reasons. Insulation on the attic floor makes it difficult to see the attic floor joists or trusses to walk on. This could result in the misplaced footing and the

inspector falling through the ceiling. For all the aforementioned reasons, this is a limited inspection of the attic and interior components.

Access from: *Master Bedroom (Building Interior and Insulation)*

Method Viewed: *Viewed from access (Building Interior and Insulation)*

#### Fire Separation Walls, Ceilings and Doors

#### Further Evaluation

Requirements regarding fire separation partitions between dwellings and attached garages vary with the age of dwellings and specific jurisdictional regulations. We note damage or breaches in the surfaces of garage/living space separation partitions on attached garages.

Fire Separation Wall: *There is a Fire separation wall between dwelling and garage (Building Interior and Insulation)*

Fire Separation Doors: *Pedestrian door to Garage is fire not rated. (Building Interior and Insulation)*

Building Interior and Insulation

Interior Corrective Action

*The fire separation wall/ceiling is compromised between dwelling livable areas and the garage [ ].*

Building Interior and Insulation

Interior Corrective Action

*There are holes in the ceiling that is compromising the integrity of the fire separation barrier between the garage and living space. The hole need to be repaired as necessary to provide the fire separation.*

Building Interior and Insulation  
(continued)

Interior Corrective Action



Building Interior and Insulation

Interior Corrective Action

*The door between the dwelling and the Garage does not have appropriate fire rating to provide for fire separation between areas.*

#### Windows

*Satisfactory where visible*

To prevent property damage and for safety reasons, we only inspect windows which are safely and readily accessible from the interior of the dwelling. Window that require moving or disturbing personal property, reaching across or



climbing upon furniture, countertops, cabinets, bathtubs or any raised surface, moving curtains, draperies, shutters, blinds, or shades and which are nor within the inspector's normal reach without the use of a ladder are not inspected. According to the State Standards of Professional Practice, The Inspector shall operate a representative number of primary windows and interior doors. However, we will operate every window that is accessible and safe to operate. We do not determine conformance with safety or tempered glass requirements. Fixed security bars on the window exterior may prevent exiting the home in an emergency and should be removed or replaced with removable security bars. Dual pane windows are inspected for fogging, moisture and discoloration between the window panes due to failed window seals. Window seals may have failed and not exhibit fogging or moisture depending on the humidity and air temperature. Window treatments, dirty windows, sunscreens and furniture may prevent us from identifying windows with failed seals.

For these reasons, we cannot guarantee that we will be able to detect all failed window seals.

Window Type: *Dual Pane (Building Interior and Insulation)*

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#### Cabinets/Counters

*Satisfactory where visible*

The cabinets and counter tops are inspected for general condition, water damage, rot, etc. where visible. Cosmetic flaws such as worn finishes, scratches and general cleanliness are not within the scope of the inspection.

#### Inspector's Signature

I have completed this inspection in accordance with the American Society of Home Inspection (ASHI) standards.

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*Steve Grosvenor License # 67752*