

Hacienda Inspectors

Sample Report- Age 2009

Office- 480-200-4570



Fax- 480-406-6480

E-Mail- Chris@HaciendaInspectors.com

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Address 1234 Sample Report Age 2009

City Gilbert State AZ Zip 85296

Property Information

Contact Name -

Phone - Fax -

Contact E-Mail -

Client Information

Client Name New Home Owner

Phone - Fax -

E-Mail -

Inspection Company

Inspector Name Chris Horn

Company Name Hacienda Inspectors

Address 18551 E. Carriage Way

City Queen Creek State AZ Zip 85142

Phone 480-200-4570 Fax 480-406-6480

E-Mail Chris@HaciendaInspectors.com

File Number Sample Report Age 2009

Amount Received -

Conditions

Others Present Buyer, Buyer's Agent Property Occupied Vacant

Estimated Age 6 years Entrance Faces North

Inspection Date 06/25/2015

Electric On Yes No

Gas/Oil On Yes No Not Applicable

Water On Yes No

Temperature 100-110 degrees

Weather Sunny Soil Conditions Dry

Space Below Grade None

Building Type Single family- Two story Garage Attached

Sewage Disposal City How Verified Visual Inspection

Water Source City How Verified Visual Inspection

CBS Code -



Pre Inspection Agreement

- Inspection Agreement

Inspector Name Chris Horn
Company Name Hacienda Inspectors

1. Address 18551 E. Carriage Way
2. City Queen Creek State AZ Zip 85142

Client Name:

Address: New Home Owner

City, State Zip:

Property Address: 1234 Sample Report Age 2009

City State Zip Gilbert, AZ 85296

3. Amount Received -Fee for Service = \$-

THIS AGREEMENT is made and entered into by and between Hacienda Inspectors, referred to as "Inspector", and referred to as "Client".

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay the fee as listed on the Receipt page & the General Information page, agreed upon by both parties for the inspection of the "Property", being the residence, and garage or carport, if applicable, located at the address shown above.
2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the "Arizona Standards of Professional Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. A copy of the Standards is included with this report. If the state where the inspection is performed imposes more stringent standards or administrative rule, then those state standards shall define the standard of duty and the conditions, limitations and exclusions of the inspection.
4. The parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The client further agrees that the Inspector is liable only up to the cost of the inspection.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
7. This Agreement, including the terms and conditions on the reverse side, represents the entire agreement



Pre Inspection Agreement (Continued)

between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Arizona, and if that state's laws or regulations are more stringent than the forms of the agreement, the state law or rule shall govern.

8. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; heating systems accessories; solar heating systems; sprinkling systems; water softener; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, trees or plants; governing codes, ordinances, statutes and covenants and manufacturer specifications. Client understands that these systems, items and conditions are excepted from this inspection. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represent an inspection.

9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards included in the report or State law. Furthermore, any legal action must be brought within two (2) years from the date of the inspection or will be deemed waived and forever barred.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. Client acknowledges receipt of the standards of practice which applies.

Signature: X _____

Date: ___ Day: ___

Signature: X _____

Date: ___ Day: ___

Buyer Present: Yes No

Agent present: Yes No

Client agrees to release reports to seller/buyer/Realtor®: Yes No

Inspector: Christian D. Horn
AZ BTR Lic.#38581 AZ. SPCC Lic. #040345



Pre Inspection Agreement (Continued)

4.

Signature

Inspection Date: 6-25-15

Hacienda Inspectors

Sample Report- Age 2009



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Receipt

- Receipt

Inspector Name Chris Horn

Company Name Hacienda Inspectors

1. Address 18551 E. Carriage Way

2. City Queen Creek State AZ Zip 85142

Client Name

Client Address New Home Owner

Client City State Zip

3. Property Inspected 1234 Sample Report Age 2009 Gilbert, AZ 85296 06/25/2015

Method of Payment -

Amount Received \$-

4. *Thank you for choosing Hacienda Inspectors to perform your Home Inspection.*



Lots and Grounds

ANPNI M D

1. Walks: Concrete Broken drain trough causing a trip hazard, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



2. Driveway: Concrete
 3. Porch floor: Concrete
 4. Steps/Stoops: Concrete
 5. Patio: Concrete
 6. Fences: Metal, Block/ Brick
 7. Gates: Combination metal & wood gate(s)
 8. Grading: Minor slope
 9. Vegetation: Shrubs, Trees Tree limbs over hang the neighbors roof and should be cut back (neighbor came over & requested this), A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



10. Exterior Surface Drain: Trough drain
 11. Retaining Walls:
 12. Evidence of Termites Yes No
 13. Bar-Be-Que
 14. Fire Pit
 15. Water Feature
 16. Shed Shed(s), although excluded from the inspection, are observed for the client as a courtesy. We take no responsibility for the quality or reliability of the shed(s)



Roof

ANPNI M D

House & Garage Roof Surface

1. Method of Inspection: On roof
2. Unable to Inspect: 0%
3. Material: Concrete tile Loose, damaged or missing tiles or shingles, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



4. Type: Gable
5. Estimated Layers: One layer
6. Approximate Age: 5-7 years

Patio Roof

7. Method of Inspection: On roof
8. Unable to Inspect: 0%
9. Material: Rolled roof material Maintain roof material on a regular basis, Consult a qualified roofer



10. Type: Flat
11. Estimated Layers: Unable to determine
12. Approximate Age: 5-7 years
13. Ventilation: Gable, O'Hagin
14. Flashing: Galvanized/ Aluminum, Mortar
15. Valleys: Preformed metal
16. Skylights:
17. Plumbing Vents Yes No
18. Gutters:
19. Downspouts:
20. Scuppers/ Roof Drains: Metal



Exterior Surface and Components

ANPNI M D

Building exterior Exterior Surface

1. Type: Stucco Areas of siding need painting, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



2. Trim: Styrofoam, Wood, Stucco Areas of trim, fascia or soffit need painting &/ or refinishing, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



3. Fascia: Stucco
4. Soffits: Stucco, Drywall
5. Entry Doors: Fiberglass & wood Since there is no way of knowing how many sets of keys there are, we recommend having all the exterior door locks re-keyed
6. Porch Support Pier: Stucco
7. Patio Door: Vinyl sliding
8. Deck/Patio/Porch Covers: Stucco
9. Deck/ Balcony & Railing:
10. Windows: Vinyl- double pane There is dirt infiltration on some or all of the window sills, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



11. Low-E Coating? Yes No
12. Window Screens: Metal



Garage/Carport

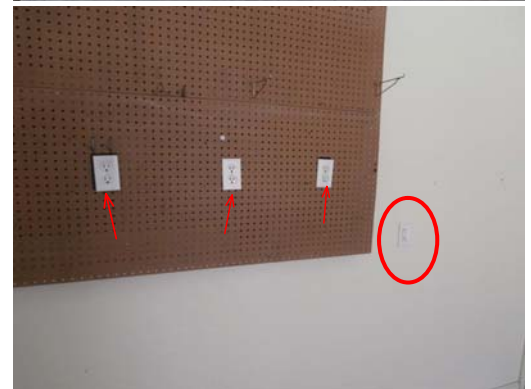
ANPNI M D

Northeast, Front Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Metal
3. Door Operation: Mechanized
4. Garage door opener pressure reverse proper? Yes No
5. Garage door opener electric eye proper ? Yes No
6. Exterior Surface: Same as House
7. Roof: Same as House
8. Service Doors:
9. Fire Wall/ Separation: Unknown
10. Door to house self closing & latching? Yes No
11. Ceiling: Drywall
12. Walls: Drywall
13. Floor/Foundation: Monolithic poured slab



14. Electrical: 110 VAC lighting & GFCI outlet circuits **Outlets on peg board not working, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



15. Windows:
16. Gutters:
17. Downspouts:

Kitchen

Reverse osmosis units & Built In Ice Makers, if present, & their operation are beyond the scope of the inspection

ANPNI M D

1st Floor, Southwest Kitchen



Kitchen (Continued)

1. Cooking Appliances: XXX Scratched &/or dirty glass on cooktop, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



2. Ventilator: XXX
 3. Disposal: XXX
 4. Dishwasher: XXX
 5. Air gap present? Yes No
 6. Dishwasher drain looped high under cabinet? Yes No The dishwasher drain hose should be looped high to the bottom of the counter top to help prevent backflow of contaminated water into the dishwasher, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed
 7. Trash Compactor: XXX
 8. Refrigerator: XXX Rust in the icemaker/ icemaker chute, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed, The icemaker was shut off & could not be inspected



9. Microwave: XXX Evidence of a past microwave fire, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



10. Reverse Osmosis: XXX
 11. Insta-Hot XXX



Kitchen (Continued)

12. Sink: Stainless Steel **Caulking needed around sink, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



13. Electrical: 110 VAC lighting & GFCI outlet circuits **FYI- low voltage transformer on top of cabinets for under cabinet lighting, A bulb or bulbs are not functional, or are missing, replace as needed**



14. Plumbing/Fixtures: Single handle faucet & ABS trap
 15. Functional Drainage Yes No
 16. Functional Water Flow Yes No
 17. Counter Tops: Granite **Loose, cracked or missing caulk or grout, needs caulking/ grouting, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



18. Cabinets: Wood
 19. Ceiling: Drywall
 20. Walls: Drywall
 21. Floor: Ceramic tile
 22. Doors: Hollow wood
 23. Windows: Vinyl double pane
 24. HVAC Source: Air exchange ventilation



Laundry Room/Area

Washer & dryer, if present & conveying, are beyond the scope of the inspection. Testing the appliances, if indicated, are done as a courtesy to the client. We recommend obtaining home warranty coverage for these appliances.

ANPNI M D

2nd Floor, North Laundry Room/Area

1. Ceiling: Drywall
2. Walls: Drywall **Cracks &/or nail pops present, patch as needed in the course of normal maintenance, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**

3. Floor: Ceramic tile
4. Doors: Hollow wood **Lockset(s) not latching, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**

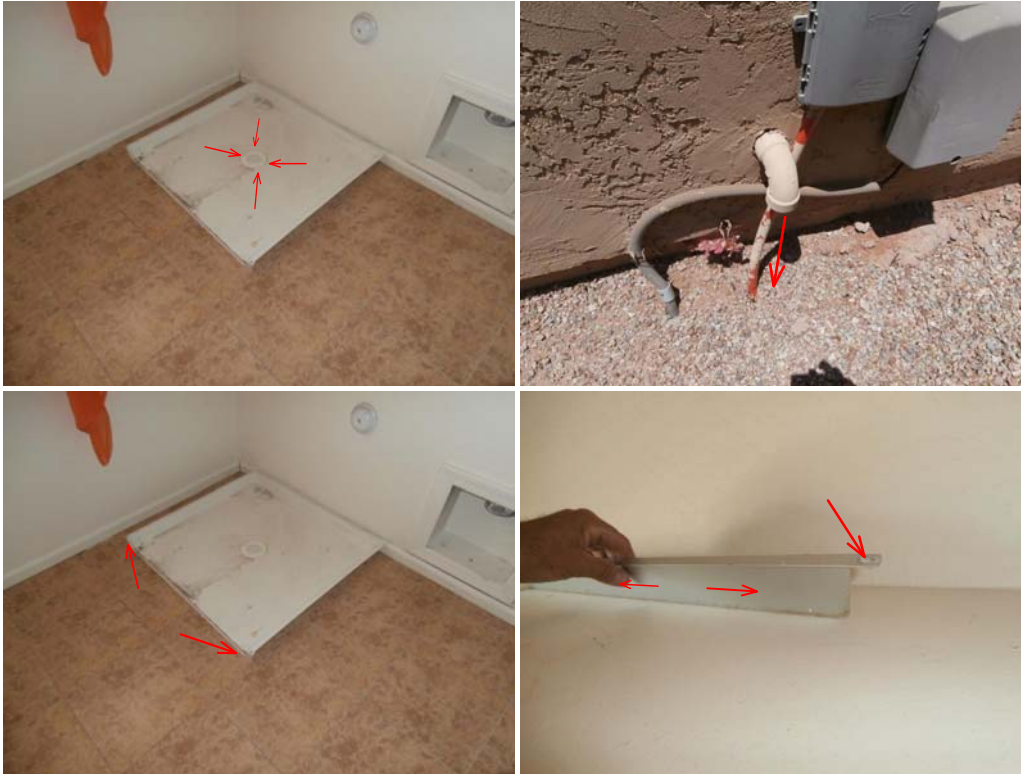
5. Ventilation: Electric ventilation fan
6. Windows: Vinyl double pane
7. Electrical: 110 VAC lighting & GFCI outlet circuits
8. HVAC Source: Air exchange ventilation
9. Counter Tops:
10. Cabinets:
11. Laundry Tub:
12. Functional Water Flow Yes No
13. Functional Drainage Yes No
14. Plumbing/Fixtures:
15. Washer Hose Bib: Ball valves
16. Washer and Dryer Electrical: 110-240 VAC
17. Washer/ Dryer tested Yes No
18. Dryer Vent: Rigid metal
19. Washer Drain: Wall mounted drain





Laundry Room/Area (Continued)

20. Floor Drain: Washing machine drain pan Washing machine drain pan missing front edge plate screws, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



Bathroom

ANPNI M D

Half bath, 1st floor Half Bathroom

- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------------------------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Ceramic tile |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC lighting & GFCI outlet circuits |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter/Cabinet: |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: Ceramic |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Two handle sink faucet(s) & ABS trap(s) |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Functional Drainage <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Functional Water Flow <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: Ceramic |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Air exchange ventilation |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric ventilation fan |

Master bath, 2nd floor Bathroom

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Walk In, Single |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall |



Bathroom (Continued)

- 18. Walls: Drywall
- 19. Floor: Ceramic tile, Carpet
- 20. Doors: Hollow wood
- 21. Windows: Vinyl double pane
- 22. Electrical: 110 VAC lighting & GFCI outlet circuits
- 23. Counter/Cabinet: Cultured marble, Wood
- 24. Sink/Basin: Cultured marble
- 25. Faucets/Traps: Two handle sink faucet(s) & ABS trap(s),
Single handle tub/shower faucet **Leaking &/ or dripping right hand sink faucet, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



- 26. Functional Drainage Yes No
- 27. Functional Water Flow Yes No
- 28. Tub/Surround: Fiberglass tub, Cultured marble surround
- 29. Shower/Surround: Fiberglass pan, Cultured marble surround
Open holes in the top edge of the shower pan where the shower enclosure walls intersect, Recommend caulking/ re-caulking, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



- 30. Toilets: Ceramic
- 31. Bidet Ceramic
- 32. HVAC Source: Air exchange ventilation
- 33. Ventilation: Electric ventilation fan

Main hall bath, 2nd floor Bathroom

- 34. _____
- 35. Ceiling: Drywall
- 36. Walls: Drywall
- 37. Floor: Ceramic tile
- 38. Doors: Hollow wood
- 39. Windows: Vinyl double pane
- 40. Electrical: 110 VAC lighting & GFCI outlet circuits
- 41. Counter/Cabinet: Cultured marble, Wood



Bathroom (Continued)

42. Sink/Basin: Cultured marble **Mystery substance in right hand sink needs cleaning, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



43. Faucets/Traps: Two handle sink faucet(s) & ABS trap(s), Single handle tub/shower faucet **Slow draining noted at bathtub -further review/repair, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



44. Functional Drainage Yes No

45. Functional Water Flow Yes No

46. Tub/Surround: Porcelain on steel tub, Cultured marble surround **Substance at tub overflow needs cleaning, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



47. Toilets: Ceramic **Recommend properly removing & capping makeshift bidet spray hose, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**





Bathroom (Continued)

48. HVAC Source: Air exchange ventilation
 49. Ventilation: Electric ventilation fan

Bedroom

Shades & window treatments, if present, are beyond the scope of the inspection & are excluded from the report

ANPNI M D

Master, Southeast, 2nd Floor Bedroom

1. Closet:
 2. Ceiling: Drywall
 3. Walls: Drywall
 4. Floor: Carpet
 5. Doors: Hollow wood
 6. Windows: Vinyl double pane
 7. Electrical: 110 VAC lighting & outlet circuits A bulb or bulbs are not functional, or are missing, replace as needed
 8. HVAC Source: Air exchange ventilation
 9. Bedroom Egress Restricted Yes No

East, 2nd Floor Bedroom

10. Closet: Single
 11. Ceiling: Drywall
 12. Walls: Drywall
 13. Floor: Carpet
 14. Doors: Hollow wood
 15. Windows: Vinyl double pane
 16. Electrical: 110 VAC lighting & outlet circuits
 17. HVAC Source: Air exchange ventilation
 18. Bedroom Egress Restricted Yes No

Northeast, 2nd Floor Bedroom

19. Closet: Single
 20. Ceiling: Drywall
 21. Walls: Drywall
 22. Floor: Carpet
 23. Doors: Hollow wood
 24. Windows: Vinyl double pane
 25. Electrical: 110 VAC lighting & outlet circuits Ceiling fan wobbles, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed
 26. HVAC Source: Air exchange ventilation
 27. Bedroom Egress Restricted Yes No

Northwest, 2nd Floor Bedroom

28. Closet: Single
 29. Ceiling: Drywall



Bedroom (Continued)

30. Walls: Drywall Cracks &/or nail pops present, patch as needed in the course of normal maintenance, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



31. Floor: Carpet
 32. Doors: Hollow wood Align/adjust closet doors, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



33. Windows: Vinyl double pane
 34. Electrical: 110 VAC lighting & outlet circuits A bulb or bulbs are not functional, or are missing, replace as needed
 35. HVAC Source: Air exchange ventilation
 36. Bedroom Egress Restricted Yes No

Living Space

Shades & window treatments, if present, are beyond the scope of the inspection & are excluded from the report

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Hallway, Entry, & stairway Living Space

1. Closet: Walk In
 2. Ceiling: Drywall
 3. Walls: Drywall
 4. Floor: Ceramic tile, Carpet Squeaking/ creaking floor at top of stairway/ walkway, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed
 5. Doors: Hollow wood
 6. Windows: Vinyl double pane
 7. Electrical: 110 VAC lighting & outlet circuits
 8. HVAC Source: Air exchange ventilation

Loft Living Space

9. Closet:
 10. Ceiling: Drywall



Living Space (Continued)

- 11. Walls: Drywall
- 12. Floor: Carpet
- 13. Doors:
- 14. Windows: Vinyl double pane
- 15. Electrical: 110 VAC lighting & outlet circuits
- 16. HVAC Source: Air exchange ventilation

Den, 1st Floor Living Space

- 17. Closet:
- 18. Ceiling: Drywall
- 19. Walls: Drywall
- 20. Floor: Carpet
- 21. Doors:
- 22. Windows: Vinyl double pane
- 23. Electrical: 110 VAC lighting & outlet circuits
- 24. HVAC Source: Air exchange ventilation

Living Room, Dining Room Living Space

- 25. Closet:
- 26. Ceiling: Drywall
- 27. Walls: Drywall Cracks &/or nail pops present, patch as needed in the course of normal maintenance, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



- 28. Floor: Carpet
- 29. Doors:
- 30. Windows: Vinyl double pane
- 31. Electrical: 110 VAC lighting & outlet circuits
- 32. HVAC Source: Air exchange ventilation

Family Room, Eating Area Living Space

- 33. Closet:
- 34. Ceiling: Drywall
- 35. Walls: Drywall
- 36. Floor: Ceramic tile
- 37. Doors:
- 38. Windows: Vinyl double pane
- 39. Electrical: 110 VAC lighting & outlet circuits
- 40. HVAC Source: Air exchange ventilation



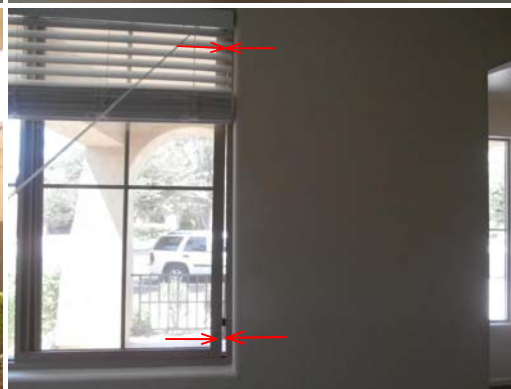
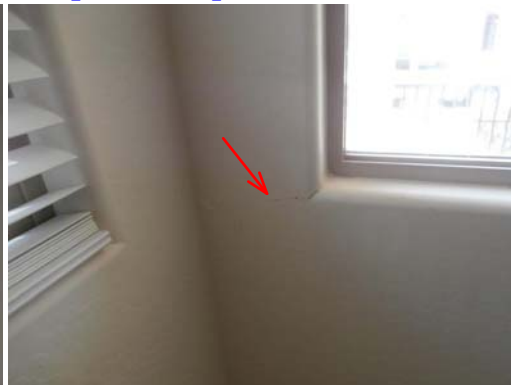
Structure

ANPNI M D

1. Structure Type: Wood frame, Not visible
2. Foundation: Post tensioned concrete slab, Not visible **Nails protruding from concrete, need removal, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



3. Differential Movement: Some shifting/ settling present **Areas of cracking noted, Any concerns with the structural integrity of the building should be taken up with a qualified structural engineer, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**





Structure (Continued)

Differential Movement: (continued)



- 4. Beams: Not visible
- 5. Bearing Walls: Framed, Not Visible
- 6. Joists/Trusses: Not visible
- 7. Piers/Posts: Not Visible
- 8. Floor/Slab: Poured slab, Not visible
- 9. Stairs/Handrails: Carpeted stairs with wood handrails
- 10. Subfloor: Not visible

Attic

ANPNIM D

Laundry Room Attic

- 1. Method of Inspection: In the attic
- 2. Unable to Inspect: 25% Ductwork, Tight framing, Insulation, Any concerns with possible hidden attic conditions should be taken up with a qualified technician
- 3. Walkway, work platform Present
- 4. Roof Framing: Trusses
- 5. Sheathing: OSB
- 6. Insulation: Cellulose, Blown in
- 7. Insulation Depth: 7-8", 9-10" Insulation has "snow drifted" out of place, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed





Attic (Continued)

8. Approx. R-Value: R-30, R-38



9. Vapor Barrier: Not Visible

10. Attic Fan:

11. House Fan:

12. Wiring/Lighting: 110 VAC lighting & outlet circuits, 240 VAC circuits

13. Moisture Penetration: Previous water penetration noted [Moisture staining &/ or damage present](#), A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed, Any concerns with moisture intrusion should be referred to a qualified remediation contractor



14. Bathroom Fan Venting: Vented through roof

15. Kitchen Venting: Vented through side wall of house



Plumbing

Landscape irrigation systems, if present, are beyond the scope of the inspection & were not tested. Any concerns with these systems should be brought up with the sellers, seller's agent or a qualified landscape contractor. Water softening systems, if present are beyond the scope of the inspection & was not inspected. Any concerns with this system should be directed to a qualified water treatment technician. Fire suppression sprinkler systems, if present, are beyond the scope of the inspection & were not tested. Any concerns with these systems should be brought up with a qualified fire sprinkler contractor

ANPNI M D

1. Service Line: Copper
2. Water pressure: 60 PSI

3. Main Water Shutoff: Northwest exterior

4. Pressure Reducing Valve Present





Plumbing (Continued)

5. Backflow preventer: Present at sprinkler feed



6. Cross Connections Yes No

7. Sewer Cleanout: Northwest exterior



8. Water Lines: Copper

9. Presence of lead: Not tested

10. Functional Water Flow Yes No

11. Drain Pipes: ABS

12. Functional Drainage Yes No

13. Vent Pipes: ABS

14. Support/ Insulation type: Not Visible

15. Hose Bibs: Rotary

16. Landscape Irrigation System Automatic

Garage Water Heater

17. Water Heater Operation: Functional at time of inspection [We recommend keeping home warranty coverage on the water heater](#)



18. Manufacturer: A.O. Smith



Plumbing (Continued)

19. Model Number: ECT 52 200 Serial Number: 1002J012115



20. Type: Electric Capacity: 50 Gal.

21. Approximate Age: 5 years Area Served: Whole house

22. TPRV and Drain Tube: Copper

23. ReCirculation Pump Yes No

24. Water Softener Loop Yes No

25. Water Softener Present Yes No

Electrical

Low voltage systems such as phones, security systems, cable TV, satellite dishes & intercom systems are beyond the scope of the inspection & were not inspected. Any concerns with these systems should be brought up with the qualified individuals responsible for these systems. Low voltage landscape lighting systems, if present, are beyond the scope of the inspection & were not tested. Any concerns with these systems should be brought up with the sellers or seller's agent.

ANPNI M D

1. Service Size Amps: 200 Amps Volts: 110-240 VAC

2. Meter Location: Northeast exterior



3. Electrical Mast: Underground utilities

4. Service: Not visible

5. Conductor Type: Not visible

6. Ground: Not Visible

Northeast exterior Electric Panel



Electrical (Continued)

7. Panel type Main Panel



8. Manufacturer: Square D

9. Panel enclosure: Metal box & cover

10. Adequate clearance to panel Yes No

11. Load Controller Present Yes No

12. Maximum Capacity: 200 Amps

13. Main Breaker Size: 200 Amps



14. Service: Not visible

15. Breakers: Copper and Aluminum

16. AFCI: Present



17. GFCI: Not present in panel

18. 120 VAC Branch Circuits: Copper

19. 240 VAC Branch Circuits: Copper and aluminum

20. Conductor Type: Romex & wire in conduit

21. Is the panel bonded? Yes No

22. Ground: Not Visible [The service ground is not visible & we were unable to](#)



Electrical (Continued)

Ground: (continued)

verify proper grounding, we recommend having the service ground verified by a qualified technician or contractor

- 23. Door Bell: Hard wired
- 24. Exterior Lighting: Surface mounted
- 25. Exterior Electric Outlets: GFCI protected
- 26. Exterior wiring: No issues
- 27. Smoke Detector: Present in Bedrooms & Living Spaces IF smoke detectors in the home are more than 10 years old, replacement is suggested, From National Fire Protection Association 7210.4.7 "Replacement of Smoke Alarms in One- and Two Family Dwellings. Unless otherwise recommended by the manufacturer's published instructions, single- and multiple-stations smoke alarms installed in one- and two-family dwellings shall be replaced when they fail to respond to operability tests, but shall not remain in service longer than 10 years from the date of manufacture."

Air Conditioning

Window A/C units, if present, are beyond the scope of the inspection & excluded from this inspection. Any concerns with the unit(s) should be brought up with a qualified technician. Although the inspection report may indicate that the air conditioning system(s) is working adequately, there is no way of knowing the maintenance history of the unit(s). We recommend service, cleaning & repair by a qualified technician of any & all units that are not new & original equipment.

ANPNI M D

Southwest exterior, East unit AC System

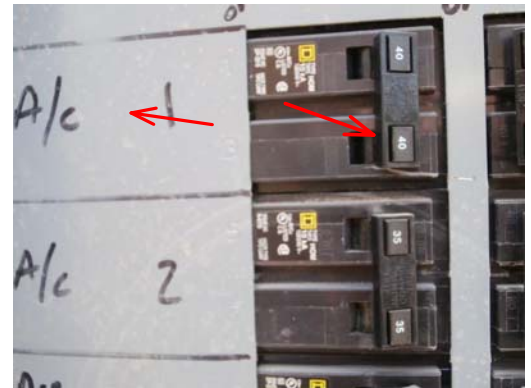
- 1. Exterior Unit: Pad mounted
- 2. A/C System Operation: Appears serviceable The A/C system(s) uses R-410-A refrigerant instead of the older R-22 refrigerant that is being phased out. Advise your A/C service provider of this fact when calling for service, Because of the 14 SEER mandate set forth by the Department of Energy, the unit is at a point where any major breakdown may be cause for replacement. We recommend obtaining & maintaining a home warranty that will cover the 14 SEER upgrade
- 3. Condensate Removal: PVC to exterior
- 4. Manufacturer: Goodman
- 5. Model Number: GSZ130421AB Serial Number: 0912065107





Air Conditioning (Continued)

- 6. Area Served: Upstairs Approximate Age: 6 years
- 7. Type: Central Heat pump/ A/C Capacity: 3.5 Ton
- 8. Fuel type: 240 volt electric
- 9. Visible Coil: Copper core with aluminum fins
- 10. Refrigerant Lines: Suction line and liquid line
- 11. Electrical Disconnect: Non-fused disconnect
- 12. Max fuse: 40 amps
- 13. Fuses/ breaker installed: 40 amps



14. RA: 80 degrees SA: 70 degrees

- 15. Split: 10 degrees Cooling split is below the accepted range, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed

Southwest exterior, West unit AC System

- 16. Exterior Unit: Pad mounted
- 17. A/C System Operation: Appears serviceable The A/C system(s) uses R-410-A refrigerant instead of the older R-22 refrigerant that is being phased out. Advise your A/C service provider of this fact when calling for service, Because of the 14 SEER mandate set forth by the Department of Energy, the unit is at a point where any major breakdown may be cause for replacement. We recommend obtaining & maintaining a home warranty that will cover the 14 SEER upgrade



- 18. Condensate Removal: PVC to exterior
- 19. Manufacturer: Goodman

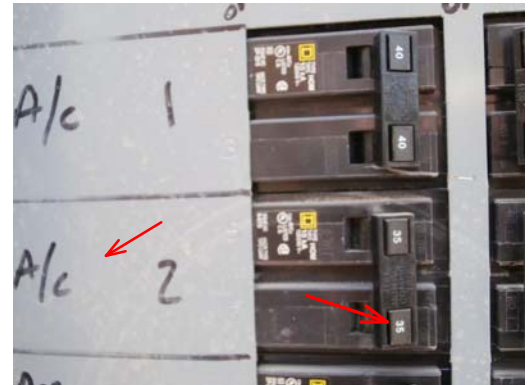


Air Conditioning (Continued)

20. Model Number: GSZ130361AB Serial Number: 0908244922



- 21. Area Served: Downstairs Approximate Age: 6 years
- 22. Type: Central Heat pump/ A/C Capacity: 3 Ton
- 23. Fuel type: 240 volt electric
- 24. Visible Coil: Copper core with aluminum fins
- 25. Refrigerant Lines: Suction line and liquid line
- 26. Electrical Disconnect: Non-fused disconnect
- 27. Max fuse: 35 amps
- 28. Fuses/ breaker installed: 35 amps



29. RA: 80 degrees SA: 74 degrees, 70 degrees

30. Split: 6 degrees, 10 degrees Cooling split is below the accepted range, Some register temperatures vary from others (typical with most homes), A qualified technician or contractor is recommended to re-evaluate, repair/replace as needed



Heating System

ANPNI M D

Attic, East Heating System

- Heating System Operation: Appears functional Due to the exterior temperature being over 65 degrees, the heat pump was tested in cooling mode only. The heating mode uses the same components in reverse cycle. Because of the 14 SEER mandate set forth by the Department of Energy, the unit is at a point where any major breakdown may be cause for replacement. We recommend obtaining & maintaining a home warranty that will cover the 14 SEER upgrade, Thermostat wire improperly run to unit/ run through same penetration as high voltage cable, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



2. Manufacturer: Goodman
3. Model Number: ARUF364216BA Serial Number: 0905051379



4. Type: Forced air Capacity: 42,000 BTU's
5. Area Served: Upstairs Approximate Age: 6 years
6. Fuel Type: Electric
7. Heat Exchanger: Sealed/ not visible
8. Unable to Inspect: 80%



Heating System (Continued)

9. Thermostats: Manual



10. Blower Fan/Filter: Direct drive, Disposable filter [Clean/replace filter on a regular basis](#)



11. Distribution: Metal duct, insulated flex duct & cold air return

12. Electrical Disconnect: Plug

13. Max fuse: 15 Amps

14. Fuses/ breaker installed: 20 Amps [The fuses/ breaker is oversized for the unit maximum amp rating, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed](#)

15. SA: N/I RA: N/I

16. Heat rise: N/I

Attic, West Heating System

17. Heating System Operation: [Appears functional Due to the exterior temperature being over 65 degrees, the heat pump was tested in cooling mode only. The heating mode uses the same components in reverse cycle. Because of the 14 SEER mandate set forth by the Department of Energy, the unit is at a point where any major breakdown may be cause for replacement. We recommend obtaining & maintaining a home warranty that will cover the 14 SEER upgrade, Thermostat wire improperly run to unit/ run through same penetration as high voltage cable, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed](#)

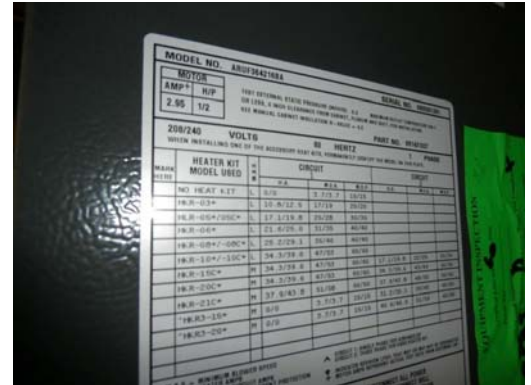


Heating System (Continued)

Heating System Operation: (continued)



- 18. Manufacturer: Goodman
- 19. Model Number: ARUF364216BA Serial Number: 0905051381



- 20. Type: Forced air Capacity: 42,000 BTU's
- 21. Area Served: Downstairs Approximate Age: 6 years
- 22. Fuel Type: Electric
- 23. Heat Exchanger: Sealed/ not visible
- 24. Unable to Inspect: 80%
- 25. Thermostats: Manual





Heating System (Continued)

26. Blower Fan/Filter: Direct drive, Disposable filter [Clean/replace filter on a regular basis](#)



27. Distribution: Metal duct, insulated flex duct & cold air return
28. Electrical Disconnect: Plug
29. Max fuse: 15 Amps
30. Fuses/ breaker installed: 20 Amps [The fuses/ breaker is oversized for the unit maximum amp rating, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed](#)
31. SA: N/I RA: N/I
32. Heat rise: N/I

Standards of Practice

1. THE ARIZONA CHAPTER OF THE AMERICAN SOCIETY OF HOME INSPECTORS, INC.® STANDARDS OF PROFESSIONAL PRACTICE

For Arizona Home Inspectors

Adopted by AZ ASHI Effective January 1, 2002

The Arizona Standards of Practice are adopted from the American Society of Home Inspectors (ASHI) 1992 Standards of Practice, through the Arizona Chapter of the American Society of Home Inspectors, with Arizona made modifications and amendments. The Arizona Board of Technical Registration gratefully acknowledges the assistance and permission of the American Society of Home Inspectors, and the assistance of the Arizona Chapter of the American Society of Home Inspectors.

STANDARDS OF PROFESSIONAL PRACTICE

TABLE OF CONTENTS

Section Description

- 1.Introduction
- 2.Purpose & Scope
- 3.General Limitations & Exclusions
- 4.Structural Components
- 5.Exterior
- 6.Roofing
- 7.Plumbing
- 8.Electrical
- 9.Heating
- 10.Central Air Conditioning
- 11.Interiors
- 12.Insulation and Ventilation

Glossary

NOTE: Italicized words are defined in the Glossary



Standards of Practice (Continued)

1. INTRODUCTION

1.1 These Standards define the practice of Home Inspection in the State of Arizona.

1.2 These Standards of Practice

A. provide inspection guidelines.

B. make public the services provided by private fee-paid inspectors.

2. PURPOSE AND SCOPE

2.1 Inspections performed to these Standards shall provide the client with a better understanding of the property conditions, as observed at the time of the inspection.

2.2 Inspectors shall:

A. before the inspection report is delivered, enter into a written agreement with the client or their authorized agent that includes:

1.the purpose of the inspection.

2.the date of the inspection.

3.the name address and certification number of the inspector.

4.the fee for services.

5.a statement that the inspection is performed in accordance with these Standards.

6.limitations or exclusions of systems or components inspected.

7.B. Observe readily accessible installed systems and components listed in these Standards.

8.C. submit a written report to the client which shall:

1.Describe systems and components identified in sections 4-12 of these Standards.

2.state which systems and components designated for inspection in these Standards have been inspected and any systems and components designated for inspection in these Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected.

3.state any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.

2.3 These Standards are not intended to limit inspectors from:

A. reporting observations and conditions in addition to those required in Section 2.2.

B. excluding systems and components from the inspection if requested by the client.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

A. Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.

B. These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

3.2 General exclusions:

A. 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.

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.

B. Inspectors are NOT required to:

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



Standards of Practice (Continued)

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, 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.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The inspector shall observe:

A. structural components including:

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

4.2 The Inspector shall:

A. describe the type of:

1. foundation.
2. floor structure.
3. wall structure.
4. columns.
5. ceiling structure.
6. roof structure.

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

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

D. report the methods used to inspect underfloor crawl spaces and attics.

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

5. SYSTEM: EXTERIOR

5.1 The inspector shall observe:

- A. wall cladding, flashings and trim.
- B. entryway doors and representative number of windows.
- C. garage door operators.
- D. decks, balconies, stoops, steps, areaways, and porches including railings.
- E. eaves, soffits and fascias.
- F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 The inspector shall:

A. describe wall cladding materials.

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



Standards of Practice (Continued)

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

5.3 The inspector is NOT required to observe:

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

6. SYSTEM: ROOFING

6.1 The inspector shall observe:

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

6.2 The inspector shall:

- A. describe the type of roof covering materials.
- B. report the methods used to inspect roofing.

6.3 The inspector is NOT required to:

- 1.A. walk on the roofing.
- 2.B. observe attached accessories including but not limited to solar systems, antennae, and lightning arresters.

7. SYSTEM: PLUMBING

7.1 The inspector shall observe:

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



Standards of Practice (Continued)

1. water supply and distribution piping materials.
2. drain, waste and vent piping materials.
3. water heating equipment.
- B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.
- 7.3 The inspector is NOT required to:
 - A. state the effectiveness of anti-siphon devices.
 - B. determine whether water supply and waste disposal systems are public or private.
 - C. operate automatic safety controls.
 - D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
 - E. observe:
 1. water conditioning systems.
 2. fire and lawn sprinkler systems.
 3. on-site water supply quantity and quality.
 4. on-site waste disposal systems.
 5. foundation irrigation systems.
 6. spas, except as to functional flow and functional drainage.
8. SYSTEM: ELECTRICAL
 - 8.1 The inspector shall observe:
 - A. service entrance conductors.
 - B. service equipment, grounding equipment, main overcurrent device, main and distribution panels.
 - C. amperage and voltage ratings of the service.
 - D. branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
 - E. the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
 - F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.
 - G. the operation of ground fault circuit interrupters.
 - 8.2 The inspector shall:
 - A. describe:
 1. service amperage and voltage.
 2. service entry conductor materials.
 3. service type as being overhead or underground.
 4. location of main and distribution panels.
 - B. report any observed aluminum branch circuit wiring.
 - 8.3 The inspector is NOT required to:
 - A. insert any tool, probe or testing device inside the panels.
 - B. test or operate any overcurrent device except ground fault interrupters.
 - C. dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels.
 - D. observe
 1. low voltage systems.
 2. smoke detectors.
 3. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.
9. SYSTEM: HEATING
 - 9.1 The inspector shall observe:
 - A. permanently installed heating systems including:
 1. heating equipment.
 2. normal operating controls.



Standards of Practice (Continued)

3. automatic safety controls.
4. chimneys, flues and vents.
5. solid fuel heating devices.
6. heat distribution systems including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
7. the presence of an installed heat source in each room.
- 9.2 The inspector shall:
 - A. describe:
 1. energy source.
 2. heating equipment and distribution type.
 - B. operate the systems using normal operating controls.
 - C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.
- 9.3 The inspector is NOT required to:
 - A. operate heating systems when weather conditions or other circumstances may cause equipment damage.
 - B. operate automatic safety controls.
 - D. ignite or extinguish solid fuel fires.
 - E. observe:
 1. the interior of flues.
 2. fireplace insert flue connections.
 3. humidifiers.
 4. electronic air filters.
 5. the uniformity or adequacy of heat supply to the various rooms.
10. SYSTEM: CENTRAL AIR CONDITIONING
 - 10.1 The inspector shall observe:
 - A. central air conditioning including:
 1. cooling and air handling equipment.
 2. normal operating controls.
 - B. distribution systems including:
 1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units.
 2. the presence of an installed cooling source in each room.
 - 10.2 The inspector shall:
 - A. describe:
 1. energy sources.
 2. cooling equipment type.
 - B. operate the systems using normal operating controls.
 - C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.
 - 10.3 The inspector is NOT required to:
 - A. operate cooling systems when weather conditions or other circumstances may cause equipment damage.
 - B. observe non-central air conditioners.
 - C. observe the uniformity or adequacy of cool-air supply to the various rooms.
11. SYSTEM: INTERIORS
 - 11.1 The inspector shall observe:
 - A. walls, ceiling and floors.
 - B. steps, stairways, balconies and railings.
 - C. counters and a representative number of cabinets.
 - D. a representative number of doors and windows.
 - E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.



Standards of Practice (Continued)

F. sumps.

11.2 The inspector shall:

A. operate a representative number of primary windows and interior doors.

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

11.3 The inspector is NOT required to observe:

A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.

B. carpeting.

C. draperies, blinds or other window treatments.

D. household appliances.

E. recreational facilities or another dwelling unit.

12. SYSTEM: INSULATION & VENTILATION

12.1 The inspector shall observe:

A. insulation and vapor retarders in unfinished spaces.

B. ventilation of attics and foundation areas.

C. kitchen, bathroom, and laundry venting systems.

12.2 The inspector shall describe:

A. insulation and vapor retarders in unfinished spaces.

B. absence of same in unfinished space at conditioned surfaces.

12.3 The inspector is NOT required to report on:

A. concealed insulation and vapor retarders.

B. venting equipment which is integral with household appliances.

GLOSSARY

Automatic Safety Controls:

Devices designated and installed to protect systems and components from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

Central Air Conditioning:

A system which uses ducts to distribute cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

Client:

A customer who contracts with a home inspector for a home inspection.

Component:

A readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the system.

Cross Connection:

Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations:

Situations which pose a threat of injury to the inspector, and those situations that require the use of special protective clothing or safety equipment.

Describe:

Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

Dismantle:

To take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

Engineering:

Any professional service or creative work requiring education, training, and experience and the application of



Standards of Practice (Continued)

special knowledge of the mathematical, physical and engineering sciences

Evaluation by Appropriate Persons:

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspector.

Functional Drainage:

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow:

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Immediate Major Repair:

A major defect, which if not quickly addressed, will be likely to do any of the following:

1. worsen appreciably
2. cause further damage
3. be a serious hazard to health and/or personal safety

Inspector:

A person certified as a home Inspector by the Arizona Board of Technical Registration

Installed:

Attached or connected such that the installed item requires tools for removal.

Major Defect:

A system or component that is unsafe or not functioning

Normal Operating Controls:

Homeowner operated devices such as a thermostat, wall switch or safety switch.

Observe:

The act of making a visual examination of a system or component and reporting on its condition.

On-site Water Supply Quality:

Water quality is based on the bacterial, chemical, mineral and solids content of the water.

On-site Water Supply Quantity:

Water quantity is the rate of flow of water.

Primary Windows and Doors:

Windows and/or exterior doors which are designed to remain in their respective openings year round.

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel:

A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building components.

Recreational Facilities:

Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

Representative Number:

For multiple identical components such as windows and electrical outlets, the inspection of one such component per room. For multiple identical exterior components, the inspection of one such component on each side of the building.

Roof Drainage Systems:

Gutters, downspouts, leaders, splashblocks, and similar components used to carry water off a roof and away from a building.

Safety Glazing:

Tempered glass, laminated glass, or rigid plastic.



Standards of Practice (Continued)

Shut Down:

A piece of equipment whose safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, or a system that cannot be operated by the device or control that a home owner should normally use to operate it.

Solid Fuel Heating Device:

Any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves (room heaters), central furnaces, and combinations of these devices.

Structural Component:

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls, and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.

System:

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive:

An inspection is technically exhaustive when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Underfloor Crawl Space:

The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

Unsafe:

A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in adopted residential construction standards.

2. STANDARDS OF PROFESSIONAL PRACTICE FOR THE INSPECTION OF SWIMMING POOLS & SPAS For Arizona Home Inspectors

Dated - May 9, 2007

STANDARDS OF PROFESSIONAL PRACTICE TABLE OF CONTENTS

Section Description

1. Introduction
2. Purpose & Scope
3. General Limitations & Exclusions
4. Swimming Pool & Spa

Glossary NOTE: Italicized words are defined in the Glossary

1. INTRODUCTION

1.1 These Standards define the practice of inspection of Swimming Pools & Spas by Home Inspectors.

1.2 These Standards of Practice

A. provide inspection guidelines.

B. make public the services provided by private fee-paid inspectors.

2. PURPOSE AND SCOPE

2.1 Inspections performed to these Standards shall provide the client with a better understanding of the above and/or below ground swimming pool & spa conditions, as observed at the time of the inspection.

2.2 Inspectors shall:



Standards of Practice (Continued)

A. Observe readily accessible installed systems and components listed in these Standards.

B. submit a written report to the client which shall:

1 Describe systems and components identified in section 4 of these Standards.

2 state which systems and components designated for inspection in these Standards have been inspected and any systems and components designated for inspection in these Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected.

3 state any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.

2.3 These Standards are not intended to limit inspectors from:

A. reporting observations and conditions in addition to those required in Section 2.2.

B. excluding systems and components from the inspection if requested by the client.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

A. Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.

B. These Standards are applicable to swimming pools & spas installed for use with buildings having four or less dwelling units. A swimming pool/spa is defined as a contained body of water that contains water eighteen inches or more in depth at any point and is intended for swimming or immersion.

3.2 General exclusions:

A. 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 facilities for any specialized use.

5 compliance or non-compliance with applicable regulatory requirements.

6 any component or system which was not observed.

7 the presence or absence of pests such as wood damaging organisms, rodents, or insects.

8 cosmetic items, underground items, or items not permanently installed.

9 the safety of use of any pool or spa component.

B. Inspectors are NOT required to:

1 offer warranties or guarantees of any kind.

2 calculate the strength, adequacy, efficiency or safety 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 move personal items, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.

7 determine the presence or absence of any suspected hazardous substance or irritants including but not limited to toxins, organisms, carcinogens, noise, chemicals or contaminants.

8 determine the safety of use of any pool or spa component.

9 dismantle any system or component.

10 predict future conditions, including but not limited to failure of components.

11 project operating costs of components.

1 Limitations and exclusions specific to individual systems are listed in following section.

2 SWIMMING POOL & SPA The inspector shall observe:

A. interior finish materials.



Standards of Practice (Continued)

B.decks, steps and coping.

C.pumps, motors, blowers, skimmer, filter, drains, heaters, automatic safety controls, gauges, visible piping & valves.

D.water supply system for cross connections.

E.external bonding of the pump motors, blowers, heaters and other equipment.

F.the operation of underwater lighting, ground fault circuit interrupters, conduit, visible electrical components and timer assemblies.

G.any permanently installed handrails and ladders.

H.child safe barrier provisions.

The inspector shall:

A.describe:

1type of pool or spa.

2interior finish materials.

3type of filter.

4type of child safe barrier provision.

5type of cleaning system (if present).

6energy source for heater (if present).

B.operate the systems using normal operating controls.

C.open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The inspector is NOT required to:

A.operate systems when weather conditions or other circumstances may cause equipment damage.

B.operate automatic safety controls or valves.

C.come into contact with pool or spa water to examine the system, structure or components.

D.verify function of electric resistance heaters.

E.determine structural integrity.

F.evaluate any equipment not responding to normal operating controls, including that which may be due to the absence of a required energy source such as electricity or gas.

The inspector is NOT required to:

G.observe:

1low voltage or electronic controls, water chemistry or clarity, out-of-level conditions, presence or absence of bacteria/algae, operation of backwash, aerators, automatic cleaning systems, automatic water fill systems, water treatment systems, chemical dispensers, thermostats, heating elements, solar heating systems, water features, diving or jump boards, slides and related components, covers and related components, play equipment, accessories.

2adequacy of system or component design, equipment/component compatibility, flow rates, high or low pressure conditions, adequacy of filters or heaters.

3leaks in shell or underground components.

4geological conditions, soil conditions or structural components.

5child safe barrier adequacy or conformance with local codes and ordinances.

GLOSSARY

Automatic Safety Controls:

Devices designated and installed to protect systems and components from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

Client:

A customer who contracts with a home inspector for a swimming pool and/or spa inspection.

Component:

A readily accessible and observable aspect of a system, such as heating or filtration.



Standards of Practice (Continued)

Coping:

The top decorative sections around a swimming pool or spa perimeter, usually located just above the tile.

Cross Connection:

Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations:

Situations which pose a threat of injury to the inspector, and those situations that require the use of special protective clothing or safety equipment.

Describe:

Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

Dismantle:

To take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

Electronic Controls:

Digital, computerized or solid state equipment operation management devices.

Engineering:

Any professional service or creative work requiring education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences

Evaluation by Appropriate Persons:

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspector.

Immediate Major Repair:

A major defect, which if not quickly addressed, will be likely to do any of the following:

- 1worsen appreciably
- 2cause further damage
- 3be a serious hazard to health and/or personal safety

Inspector:

A person certified as a home Inspector by the Arizona Board of Technical Registration

Installed:

Attached or connected such that the installed item requires tools for removal.

Major Defect:

A system or component that is unsafe or not functioning

Normal Operating Controls:

Homeowner operated devices such as a thermostat, timer or switch.

Observe:

The act of making a visual examination of a system or component and reporting on its condition.

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel:

A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building components.

Shut Down:

A piece of equipment whose safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, or a system that cannot be operated by the device or control that a home owner should normally use to operate it.

Structural Component:



Standards of Practice (Continued)

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls, and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.

System:

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive:

An inspection is technically exhaustive when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Unsafe:

A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in adopted residential construction standards.