



Inspection Report

Your name here and here

Property Address:

Your home here

Your city here AZ Your zip here



Front view of subject house

Home Inspection Professionals of AZ

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Higley, AZ 85236



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Date: 10/16/2018	Time: 02:00 PM	Report ID: HIPO2
Property: Your home here Your city here AZ Your zip here	Customer: Your name here and here	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

1. Roofing

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.



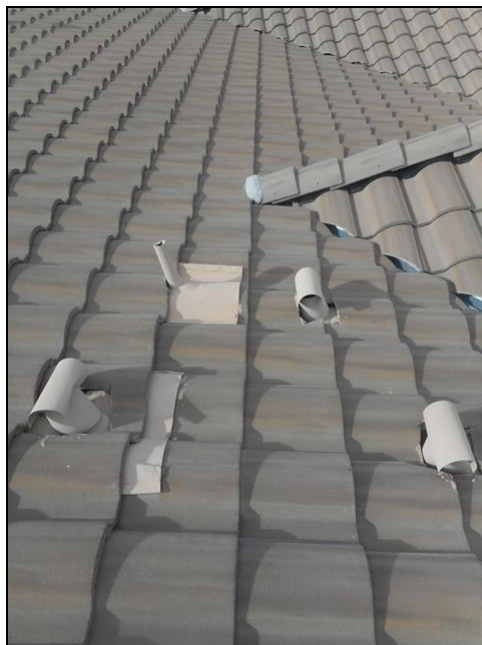
General shot of roofing (pic 1)



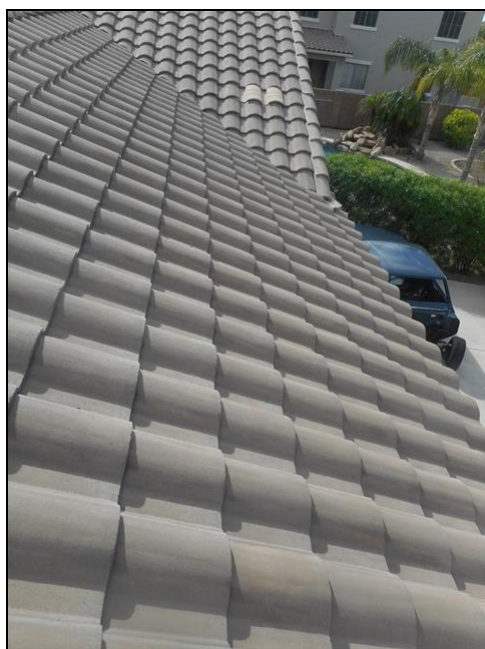
General shot of roofing (pic 2)



General shot of roofing (pic 3)



General shot of roof penetrations



General shot of roofing (pic 4)



General shot of roofing (pic 5)

Styles & Materials

Roof Covering:

Concrete
Tile

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Masonry Stucco

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations			•	
1.3	Roof Drainage Systems	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

1.0 (1) Loose ridge tiles were noted on multiple areas of the roof. Recommend repairs by qualified professional to ensure roofing material is secured.



1.0 Item 1(Picture)

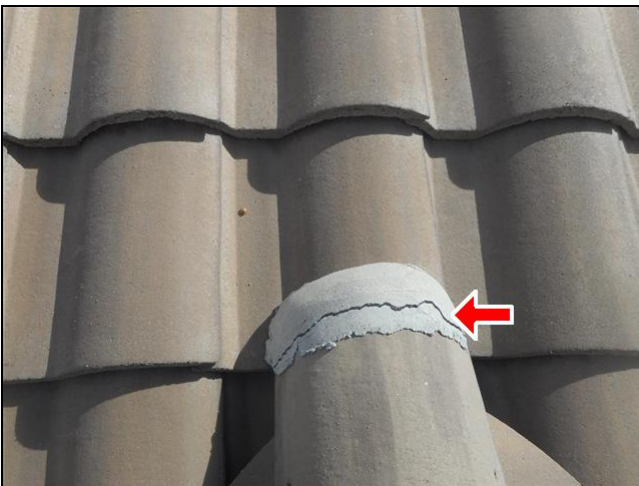


1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.0 (2) Cracked mud cap(s) were noted on the roof. Recommend repairs by qualified professional to ensure roof tiles are secured properly.



1.0 Item 4(Picture)

1.0 (3) Vegetation was in contact with the roofing materials. Recommend cutting back vegetation to prevent leaks from debris.



1.0 Item 5(Picture) Front of the home

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Siding Material:

Masonry stucco
Stone Veneer

Exterior Entry Doors:

Wood

Appurtenance:

Patio
Covered patio

Driveway:

Concrete

Fencing and Gates:

Masonry/metal/wood

Eaves/ Fascia/ Soffits:

Wood

Irrigation System:

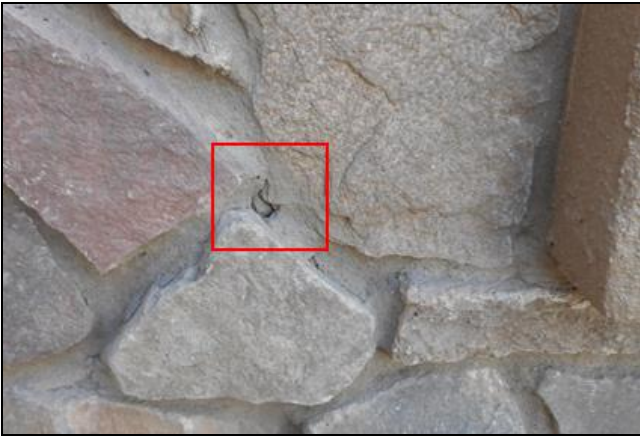
Automatic
Installed

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim				●
2.1	Doors (Exterior)	●			
2.2	Windows				●
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	●			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				●
2.5	Eaves, Soffits and Fascias	●			
2.6	Irrigation				●
2.7	Walls, Fencing and Gates				●

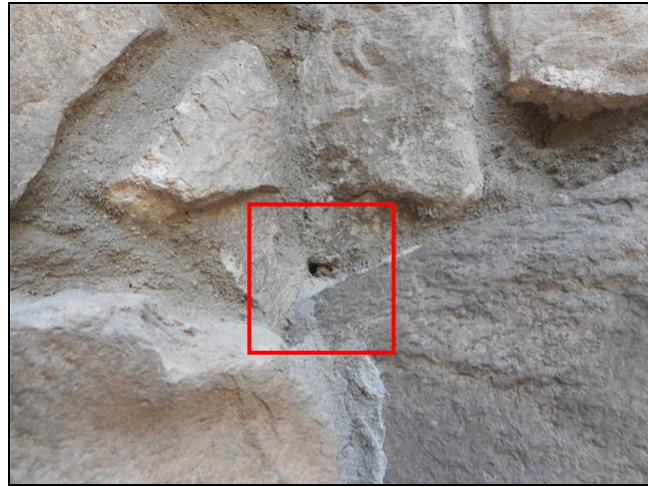
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IN NI NP RR

2.0 Cracks or openings noted in the rock wall cladding. Recommend sealing all cracks and opening to prevent moisture penetration and prevent damage.



2.0 Item 1(Picture)



2.0 Item 2(Picture) Front wall near courtyard entry.

2.2 (1) Gaps were noted in the plastic window trim at the exterior on several windows. Recommend licensed window contractor inspect and repair / replace as needed to prevent moisture and unwanted pest from entering through the walls / window openings into the dwelling.



2.2 Item 1(Picture) Courtyard area



2.2 Item 2(Picture) Courtyard area



2.2 Item 3(Picture) Backyard window next to paver patio



2.2 Item 4(Picture) Master bath exterior window

2.2 (2) The windows were dirty at the time of the inspection. Inspection is limited.



2.2 Item 5(Picture)

2.2 (3) Some windows were difficult to open. Recommend regular maintenance including cleaning out track to ensure ease of operation and prevent possible damage.

2.4 (1) Vegetation was in contact with the home in multiple areas including the front courtyard and the North side exterior wall. Recommend vegetation is cut back to prevent moisture damage and deterioration to wall cladding.



2.4 Item 1(Picture) Front entry location



2.4 Item 2(Picture) North side exterior wall

2.4 (2) Occupant belongings were noted at the exterior of the home. Inspection is limited.



2.4 Item 3(Picture) Unable to see under the car



2.4 Item 4(Picture) A detached shed was noted on the RV driveway

2.5 (1) The exterior of the home including the eaves and fascia appear to have recently been painted. Inspection is limited.

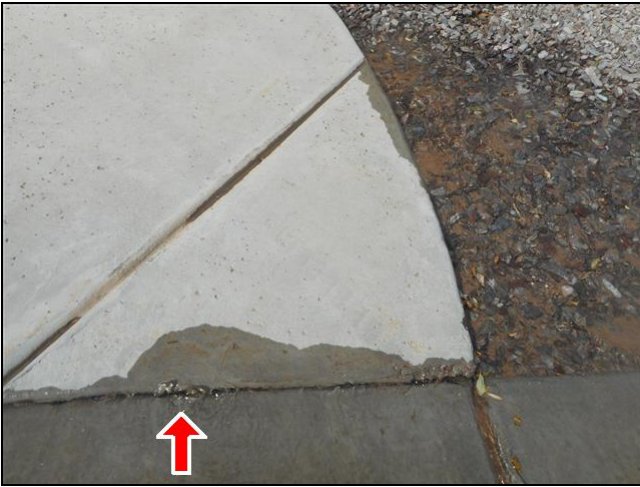
2.5 (2) Debris was noted under the entry eave in the flashing. Recommend cleaning out flashing(s) to ensure proper water shed and help prevent leaks.



2.5 Item 1(Picture)

2.6 (1) Sprinkler control valves and electrical connections to the time were inspected. Full irrigation inspection to all sprinkler heads, valves and drip lines were not performed.

2.6 (2) Upon arrival to the location an active irrigation leak was noted at the driveway. Recommend qualified professional inspect and repair as needed to ensure proper operation and help prevent costly water bills.



2.6 Item 1(Picture)



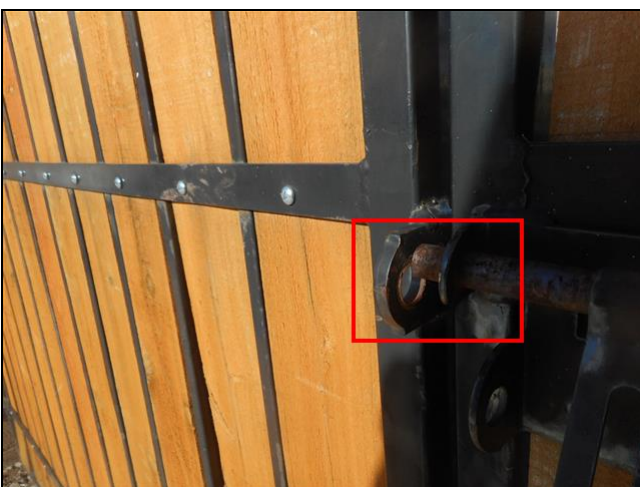
2.6 Item 2(Picture)

2.7 (1) Minor rust and weathering was noted on the metal gates. Recommend regular maintenance / painting to help prevent deterioration and rusting to metal gates.



2.7 Item 1(Picture)

2.7 (2) The gate was in need of adjustment and did not lock. Recommend adjustment made to ensure proper operation and security as designed



2.7 Item 2(Picture)

2.7 (3) Warped wood slat(s) were noted on the gates. Repairs should be made to help ensure privacy and prevent unknown persons entry to the premises.

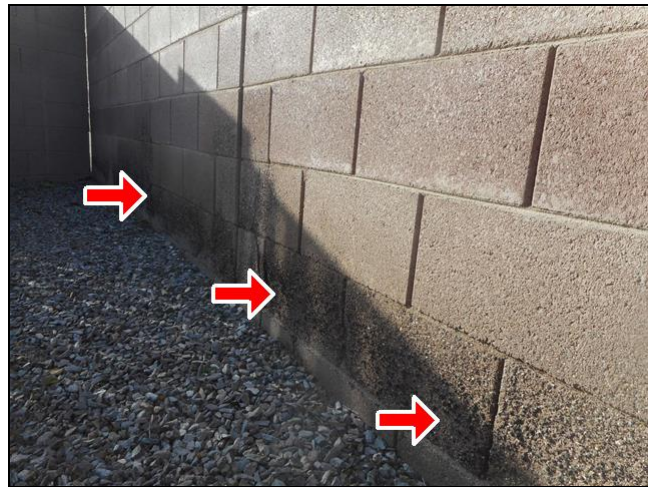


2.7 Item 3(Picture)

2.7 (4) Moisture damage/ deterioration was noted in several areas of the block walls including the front drive area extending back to the backyard of the property wall divider. Recommend repairs to walls be made to help prevent further deterioration.



2.7 Item 4(Picture) Front of the house on the North adjacent to the driveway



2.7 Item 5(Picture)



2.7 Item 6(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.



General shot of wood trusses and attic

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

Concrete Slab
Not visible

Wall Structure:

Wood

Columns or Piers:

Patio cover support posts

Ceiling Structure:

Not visible

Roof Structure:

Engineered wood trusses
Lateral bracing
Plywood

Roof-Type:

Gable

Method used to observe attic:

Walked

Attic info:

Attic access
Scuttle hole

		IN	NI	NP	RR
3.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
3.1	Walls (Structural)	•			
3.2	Columns or Piers	•			
3.3	Floors (Structural)	•			
3.4	Ceilings (Structural)	•			
3.5	Roof Structure and Attic	•			

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IN NI NP RR

3.1 Wall structure was not visible due to wall coverings, no visible concerns were noted

3.3 The concrete slab was not fully visible due to floor coverings, inspection is limited.

3.4 The ceiling structure was not fully visible due to insulation, attic design and installed coverings.

3.5 (1) Some areas of the attic were not accessible due to attic design, inspection is limited.

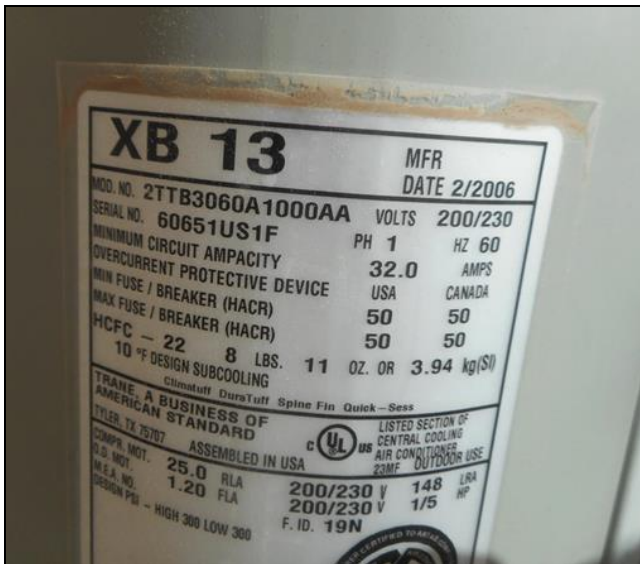
3.5 (2) There were multiple attic access points. 2 in the garage, 1 in the master and 1 in the jack and jill bath upstairs.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating / Central Air Conditioning

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.



Data plate on HVAC compressor with larger casing



Data plate on HVAC compressor with smaller casing



General shot of air handler above
Master closet



General shot of HVAC ducting and
supports

Styles & Materials

Heat Type:
Forced air

Energy Source:
Natural gas

Number of Heat Systems (excluding wood):
Two

Heat System Brand:
TRANE

Ductwork:
Insulated
and
Non-insulated
Ducts and registers

Filter Type:
Disposable

Types of Fireplaces:
Vented gas logs

Operable Fireplaces:
Two

Number of Woodstoves:
None

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
Two

Central Air Brand:
TRANE

		IN	NI	NP	RR
4.0	Heating Equipment	•			
4.1	Normal Operating Controls	•			
4.2	Automatic Safety Controls	•			
4.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
4.4	Presence of Installed Heat Source in Each Room	•			
4.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
4.6	Gas/LP Firelogs and Fireplaces				•
4.7	Cooling and Air Handler Equipment				•
4.8	Normal Operating Controls	•			
4.9	Presence of Installed Cooling Source in Each Room	•			

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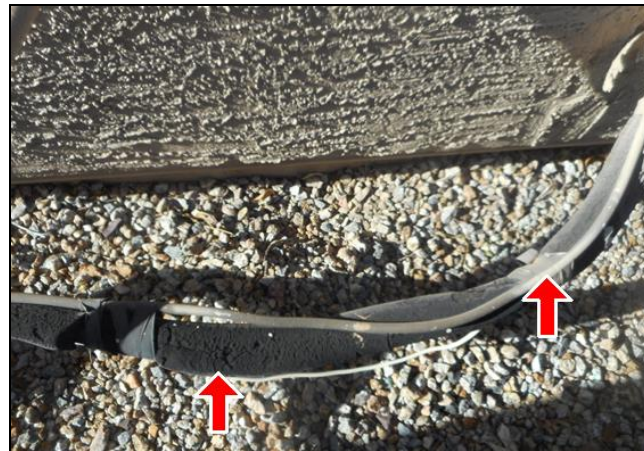
IN NI NP RR

4.6 The exterior fireplace and the interior gas fireplace did not operate with normal operating controls. Recommend asking seller to demonstrate to ensure fireplaces operate properly and qualified professional inspect and repair as needed if seller is aware of operational repairs needed.

4.7 (1) Gaps and deteriorated foam were noted on both HVAC coolant lines. Recommend repairs to ensure maximum efficiency of unit and prevent possible damage to exposed lines.



4.7 Item 1(Picture)



4.7 Item 2(Picture)

4.7 (2) The secondary pan in the garage access attic for the HVAC under the air handler is rusted and indicates possible prior leak. The pan was dry at the time of the inspection. Recommend asking seller about prior HVAC leaks and any HVAC applicable warranties.



4.7 Item 3(Picture)

4.7 (3) The HVAC compressor unit data plates indicate a 2006 manufacture date. Due to the age of the units and temperature split between the return and registers being low at the time of the inspection, it is recommended both units be serviced by licensed HVAC technician to ensure proper operation.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

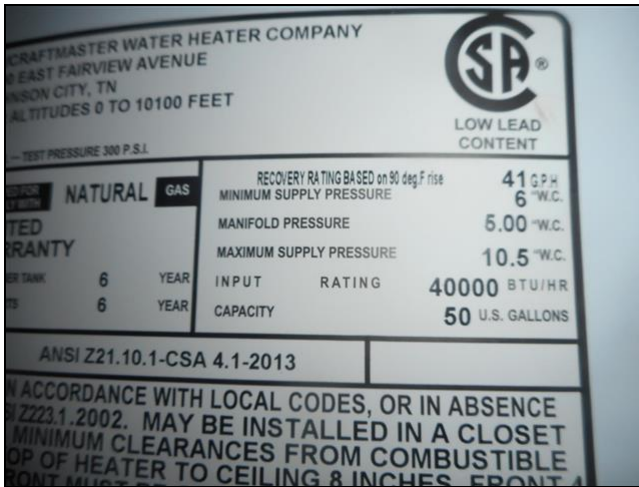
The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.



General shot of water heater connections



General shot of water heater and soft water systems



Water heater data plate (for your records)



General shot of water pressure (PSI)



General shot of plumbing cleanouts in front

Styles & Materials

Water Source:

Public

Water Filters:

(We do not inspect filtration systems)
Kitchen under sink filtration system

Plumbing Water Supply (into home):

Copper
Not visible

Plumbing Water Distribution (inside home):

Copper
PEX

Plumbing Waste:

ABS

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon

Water Heater Location:

Garage

Water Pressure:

75 PSI

Plumbing Water Supply Line Size:

1"

Temperature Pressure Relief Valve:

Installed

Water Softening System:

Installed (not inspected)

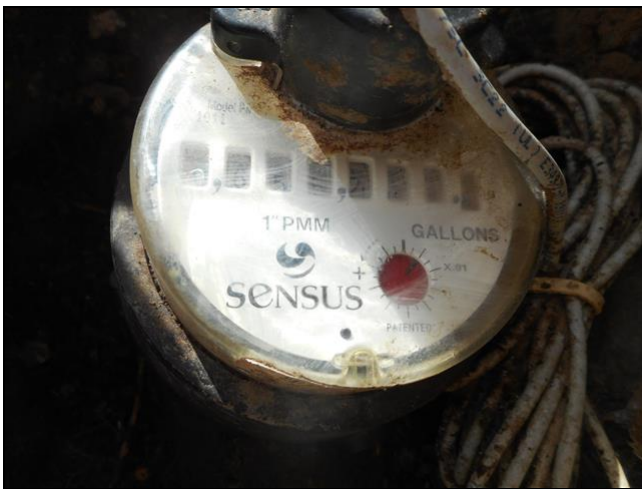
		IN	NI	NP	RR
5.0	Plumbing Drain, Waste and Vent Systems	•			
5.1	Plumbing Water Supply, Distribution System and Fixtures				•
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
5.3	Main Water Shut-off Device (Describe location)	•			
5.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
5.5	Main Fuel Shut-off (Describe Location)	•			

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IN NI NP RR

5.0 The function and flow was observed of all accessible drains.

5.1 (1) The main water meter was checked for leaks, no leaks observed



5.1 Item 1(Picture) Main water meter out front

5.1 (2) The function and flow of all accessible fixtures was observed.

5.1 (3) The master bath sink stopper did not operate properly at the time of the inspection. Recommend repairs to ensure proper operation.



5.1 Item 2(Picture) Faucet next to bath tub

5.1 (4) The guest bath toilet float and internals showed signs of wear. Recommend repairs to ensure proper operation and prevent possible leaks.



5.1 Item 3(Picture)

5.1 (5) The hot water in bathroom 3 shower did not operate correctly with normal operating controls and would not heat up. Recommend qualified professional inspect and repair/ replace fixture as needed to ensure proper operation.

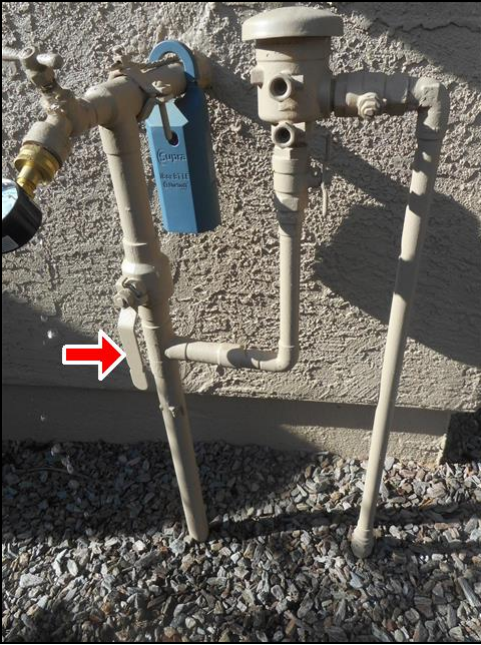


5.1 Item 4(Picture)

5.2 (1) The hot water heater flu piping was visibly checked. No leaks or concerns were found.

5.2 (2) The combustion air source appears to be function for the water heater.

5.3 The main water meter shut off is located outside in the ground. The water fixture on the South exterior of the home is also a main shut off.



5.3 Item 1(Picture) Main water shutoff handle on the South side fixture

5.5 The main fuel shut off is at gas meter outside on the South side of the house near the electrical panel.



5.5 Item 1(Picture) Main fuel shut off

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

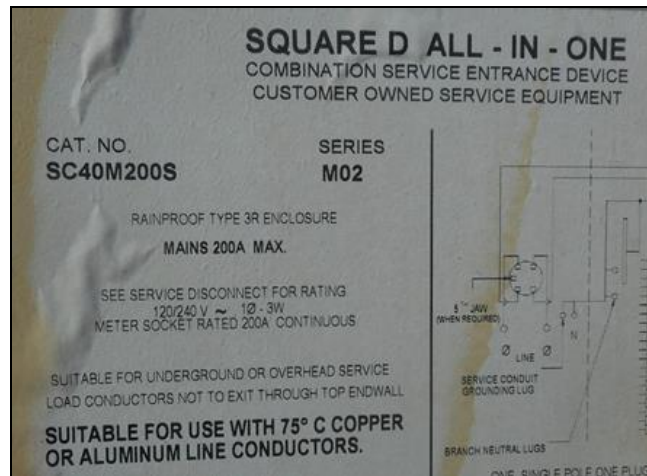
6. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

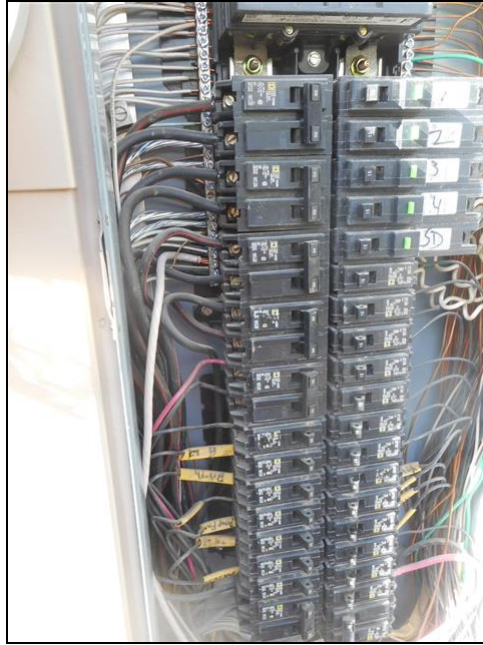
The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.



Electrical panel labeled breakers



Electrical panel data plate



Electrical panel internal wiring

Styles & Materials

Electrical Service Conductors:

Below ground
Copper
220 volts

Branch wire 15 and 20 AMP:

Copper

Compatibility of circuit wiring and breakers:

Verified

Panel Capacity:

200 AMP

Wiring Methods:

Romex
Conduit

Panel Type:

Circuit breakers
GFCI Breakers
AFCI Breakers

Service Ground:

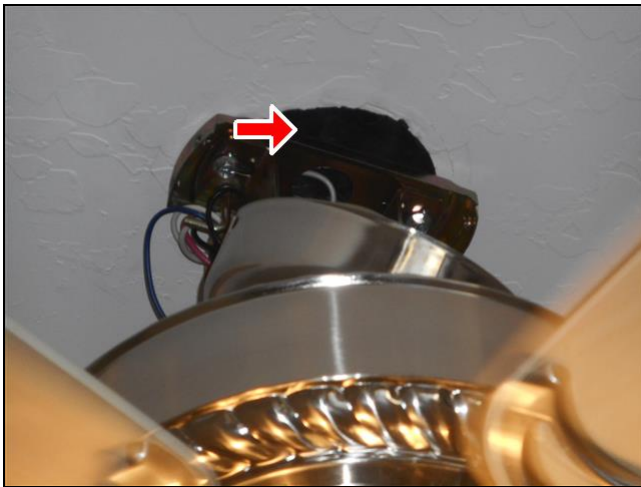
Present

		IN	NI	NP	RR
6.0	Service Entrance Conductors	•			
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
6.6	Operation of AFCI (ARC Fault Circuit Interrupters)	•			
6.7	Location of Main and Distribution Panels	•			
6.8	Smoke Detectors	•			
6.9	Carbon Monoxide Detectors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

6.3 The ceiling fan has a loose cover in the garage. . Recommend repair to prevent possible damage and injury and ensure proper operation.



6.3 Item 1(Picture)

6.7 The main panel box is located at the outside on the South side of the house.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



General shot of insulation in the attic

Styles & Materials

Attic Insulation:

- Blown
- Batt
- Fiberglass
- Cellulose
- R-30 or better

Ventilation:

- Gable vents
- Soffit Vents
- Roof vents

Exhaust Fans:

- Fan only

Dryer Power Source:

- 220 Electric

Dryer Vent:

- Metal

		IN	NI	NP	RR
7.0	Insulation in Attic	•			
7.1	Ventilation of Attic and Foundation Areas	•			
7.2	Venting Systems (Kitchens, Baths and Laundry)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet
Tile

Interior Doors:

Hollow core
Raised panel
Wood

Window Types:

Dual pane sliding

Cabinetry:

Wood

Countertop:

Solid surface
Engineered stone

		IN	NI	NP	RR
8.0	Ceilings	•			
8.1	Walls	•			
8.2	Floors	•			
8.3	Steps, Stairways, Balconies and Railings			•	
8.4	Counters and Cabinets (representative number)	•			
8.5	Doors (representative number)	•			
8.6	Laundry Area	•			
8.7	Interior Features		•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

8.1 The walls appear to have been recently painted. Recommend asking seller about improvements/modifications to the dwelling and any applicable warranties.

8.7 The built in surround sound/ speaker system is not part of this inspection.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

		IN	NI	NP	RR
9.0	Garage Ceilings	•			
9.1	Garage Walls (including Firewall Separation)	•			
9.2	Garage Floor	•			
9.3	Garage Door (s)				•
9.4	Occupant Door (from garage to inside of home)	•			
9.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)				•
9.6	Garage General	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

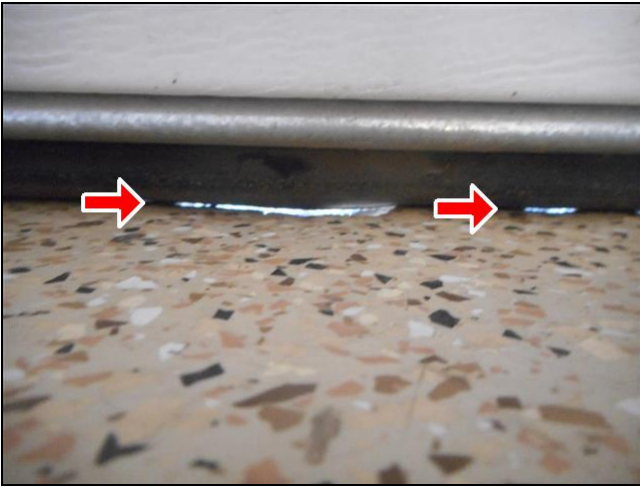
IN NI NP RR

9.2 The garage floor is epoxy coated. Inspection is limited.



9.2 Item 1(Picture)

9.3 Gaps were noted at the garage vehicle door bottom seal trim. Recommend repairs to help prevent moisture penetration and unwanted pests from entering the garage.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

9.5 (1) The garage door will reverse when met with resistance.

9.5 (2) The garage safety sensors did not operate properly when tested at the center of the garage door. They did activate properly when tested on the sides closer to the sensors. Recommend adjustment but qualified garage door professional to ensure proper operation and prevent damage and possible injury.



9.5 Item 1(Picture)

9.6 Occupant belongings were covering some areas of the garage floor and walls. Do a thorough check on final walk through.



9.6 Item 1(Picture)



9.6 Item 2(Picture)

10. Built-In Kitchen Appliances



Dishwasher data plate (for your records)



Microwave / wall oven combo data plate



Microwave wall/ oven combo general shot



General shot of gas range

Styles & Materials

Exhaust/Range hood:

Vented
Installed
KITCHEN AIDE

Range/Oven:

KITCHEN AIDE
Natural Gas

Built in Microwave:

Countertop
KITCHEN AIDE

Dishwasher Drain Line:

High loop

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Food Waste Disposer	•			
10.4	Microwave Cooking Equipment	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html



General shot of pool / condition



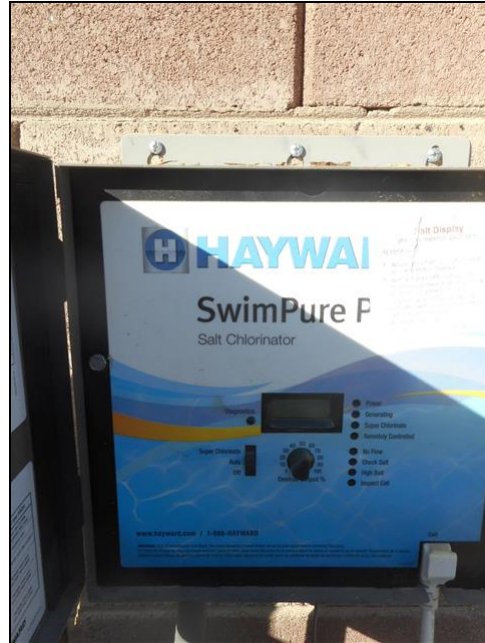
General shot 2 of pool



General shot of pool filter housing



General shot of plumbing and valves



General shot of Salt Chlorinator controls

Styles & Materials

Style:

In ground
Un-heated

Shape:

Freeform

Wall Material:

Concrete

Pumps Installed:

Circulation
Water Feature
Cleaning System

Filtration Type:

Cartridge

Automatic water leveler:

Installed

Chlorinating method:

Salt Water System

Cleaning Systems:

In Floor Pop Up System

Installed Auto Chlorinator

		IN	Yes	NI	NP	RR	No
11.0	Operational Condition of Pool	•					
11.1	Pool Liner Condition	•					
11.2	Surface Walls and Floor of Pool	•					
11.3	Permanent Accessories Condition					•	
11.4	Pumps for Circulation of Water	•					
11.5	Pumps for Vacuum or Cleaning	•					
11.6	Pool Heaters				•		
11.7	Verify the Electrical outlet (s) and any Lighting for Pools is on a Ground Fault Circuit (GFCI)	•					
11.8	Overflow Skimmers and Drains					•	
11.9	Does the door latch height and location attempt to make difficult for young children to reach?						•
11.10	Are Electric Lights Secure?		•				
11.11	Water Level should be within inches from Rim to allow an easier climb out.		•				
11.12	Surrounding Decking and Concrete	•					
11.13	Auto Water Leveling System		•				
11.14	Aerator	•					
11.15	Blowers and Bubblers	•					
11.16	Egress / Ladders / Railings	•					
11.17	Hot Tub					•	
11.18	Pool Safety / Access					•	

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

IN Yes NI NP RR No

11.3 Some deterioration was noted on the rocks at the rock waterfall. A licensed pool contractor should inspect and repair as needed to help ensure proper function and prevent leaks.



11.3 Item 1(Picture)

11.8 The skimmer basket was dirty at the time of the inspection. Regular maintenance should be performed to help prevent clogs and ensure proper operation of pool equipment.



11.8 Item 1(Picture)

11.17 (1) The above ground hot tub operated with normal operating controls

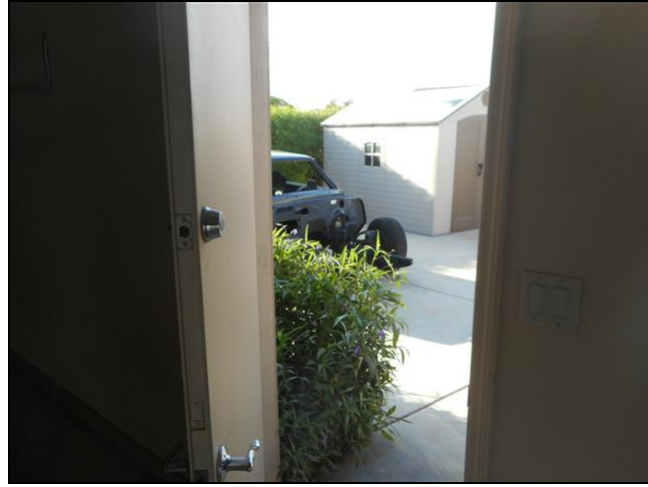
11.17 (2) The hot tub exterior panels are weathered and deteriorated. Recommend repairs / replace as needed to prevent possible damage to internal components.

11.18 Recommend pool barrier upgrades/ fencing

Recommend upgrades to all pool access points including, the garage to exterior and Glass sliding door to backyard, to help prevent possible injury.



11.18 Item 1(Picture) Back sliding door not self closing self latching



11.18 Item 2(Picture) Garage to backyard access no self closer

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Outdoor Cooking Equipment

Styles & Materials

Fuel Source:

Propane

IN NI NP RR

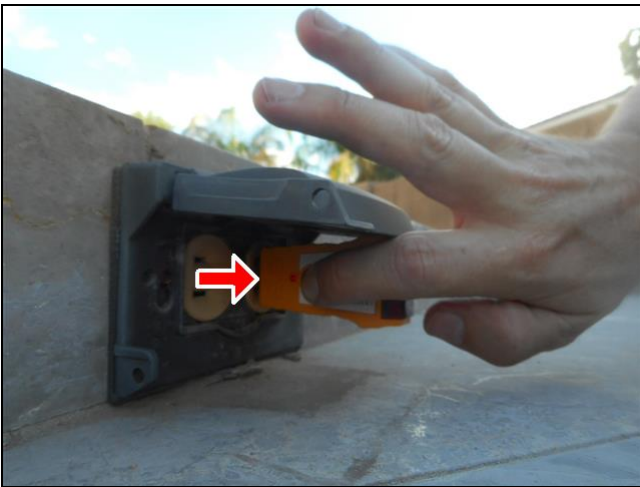
12.0 Cooking Equipment

•			
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IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

12.0 (1) The outlets at the outdoor cooking are countertop are not GFCI protected. Recommend licensed electrician evaluate and replace as needed to prevent possible injury.



12.0 Item 1(Picture)

12.0 (2) A limited visible inspection was conducted on the outdoor cooking area. There was no propane tank and the fridge was unplugged.

Summary



Home Inspection Professionals of AZ

**P.O. Box 407
Higley, AZ 85236**

Customer

Your name here and here

Address

Your home here
Your city here AZ Your zip here

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Repair or Replace

(1) Loose ridge tiles were noted on multiple areas of the roof. Recommend repairs by qualified professional to ensure roofing material is secured.



1.0 Item 1(Picture)

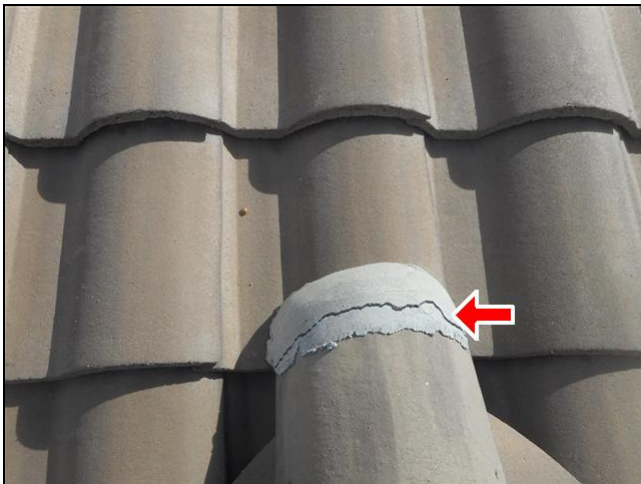


1.0 Item 2(Picture)



1.0 Item 3(Picture)

(2) Cracked mud cap(s) were noted on the roof. Recommend repairs by qualified professional to ensure roof tiles are secured properly.



1.0 Item 4(Picture)

(3) Vegetation was in contact with the roofing materials. Recommend cutting back vegetation to prevent leaks from debris.



1.0 Item 5(Picture) Front of the home

2. Exterior

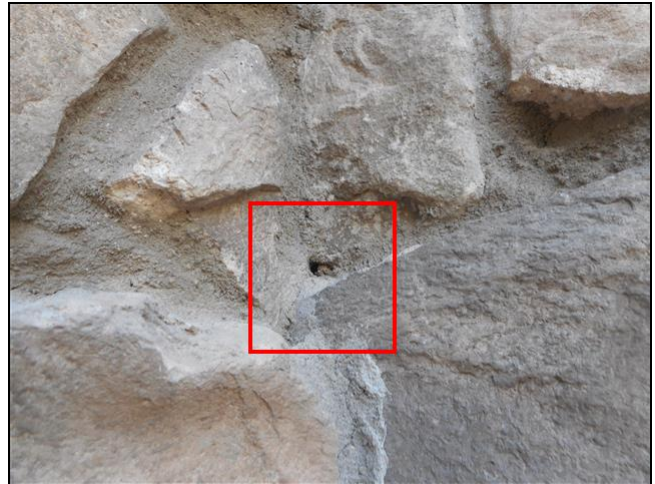
2.0 Wall Cladding Flashing and Trim

Repair or Replace

Cracks or openings noted in the rock wall cladding. Recommend sealing all cracks and opening to prevent moisture penetration and prevent damage.



2.0 Item 1(Picture)



2.0 Item 2(Picture) Front wall near courtyard entry.

2.2 Windows

Repair or Replace

(1) Gaps were noted in the plastic window trim at the exterior on several windows. Recommend licensed window contractor inspect and repair / replace as needed to prevent moisture and unwanted pest from entering through the walls / window openings into the dwelling.



2.2 Item 1(Picture) Courtyard area



2.2 Item 2(Picture) Courtyard area

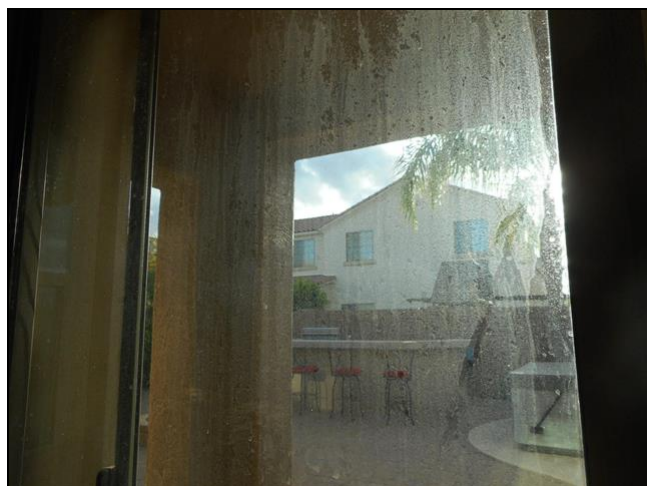


2.2 Item 3(Picture) Backyard window next to paver patio



2.2 Item 4(Picture) Master bath exterior window

(2) The windows were dirty at the time of the inspection. Inspection is limited.



2.2 Item 5(Picture)

(3) Some windows were difficult to open. Recommend regular maintenance including cleaning out track to ensure ease of operation and prevent possible damage.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

(1) Vegetation was in contact with the home in multiple areas including the front courtyard and the North side exterior wall. Recommend vegetation is cut back to prevent moisture damage and deterioration to wall cladding.



2.4 Item 1(Picture) Front entry location



2.4 Item 2(Picture) North side exterior wall

(2) Occupant belongings were noted at the exterior of the home. Inspection is limited.



2.4 Item 3(Picture) Unable to see under the car



2.4 Item 4(Picture) A detached shed was noted on the RV driveway

2.5 Eaves, Soffits and Fascias

Inspected

(1) The exterior of the home including the eaves and fascia appear to have recently been painted. Inspection is limited.

(2) Debris was noted under the entry eave in the flashing. Recommend cleaning out flashing(s) to ensure proper water shed and help prevent leaks.



2.5 Item 1(Picture)

2.7 Walls, Fencing and Gates

Repair or Replace

(1) Minor rust and weathering was noted on the metal gates. Recommend regular maintenance / painting to help prevent deterioration and rusting to metal gates.



2.7 Item 1(Picture)

(2) The gate was in need of adjustment and did not lock. Recommend adjustment made to ensure proper operation and security as designed



2.7 Item 2(Picture)

(3) Warped wood slat(s) were noted on the gates. Repairs should be made to help ensure privacy and prevent unknown persons entry to the premises.

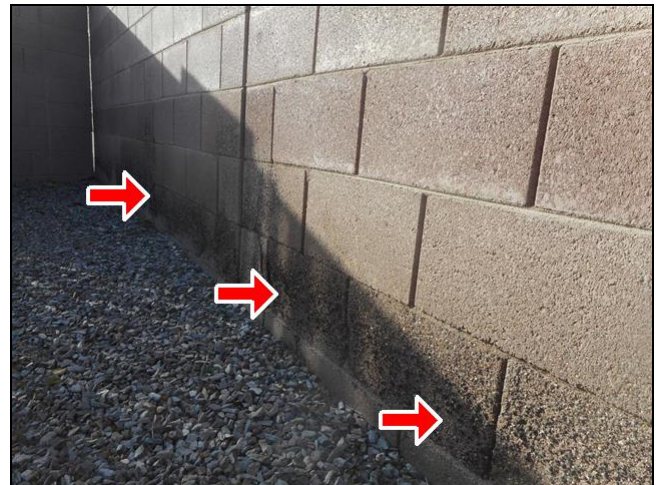


2.7 Item 3(Picture)

(4) Moisture damage/ deterioration was noted in several areas of the block walls including the front drive area extending back to the backyard of the property wall divider. Recommend repairs to walls be made to help prevent further deterioration.



2.7 Item 4(Picture) Front of the house on the North adjacent to the driveway



2.7 Item 5(Picture)



2.7 Item 6(Picture)

4. Heating / Central Air Conditioning

4.6 Gas/LP Firelogs and Fireplaces

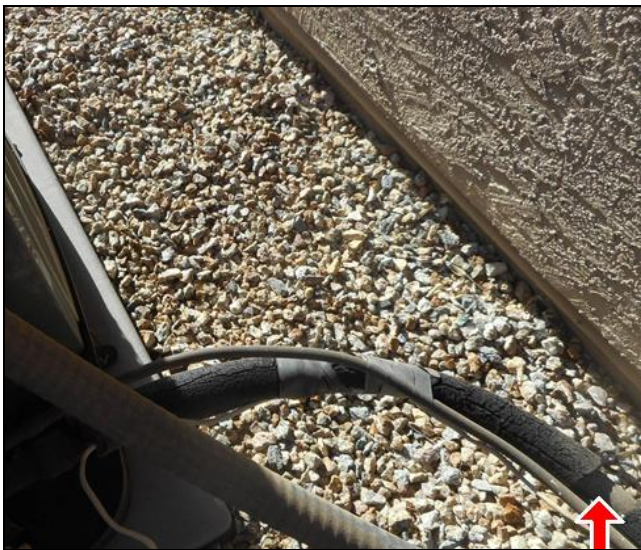
Repair or Replace

The exterior fireplace and the interior gas fireplace did not operate with normal operating controls. Recommend asking seller to demonstrate to ensure fireplaces operate properly and qualified professional inspect and repair as needed if seller is aware of operational repairs needed.

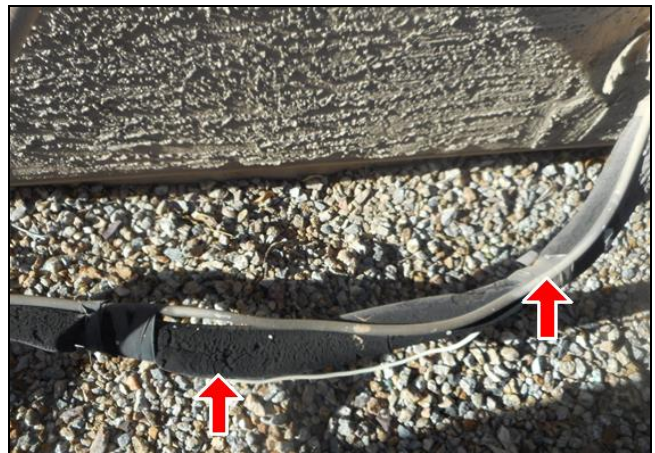
4.7 Cooling and Air Handler Equipment

Repair or Replace

(1) Gaps and deteriorated foam were noted on both HVAC coolant lines. Recommend repairs to ensure maximum efficiency of unit and prevent possible damage to exposed lines.



4.7 Item 1(Picture)



4.7 Item 2(Picture)

(2) The secondary pan in the garage access attic for the HVAC under the air handler is rusted and indicates possible prior leak. The pan was dry at the time of the inspection. Recommend asking seller about prior HVAC leaks and any HVAC applicable warranties.



4.7 Item 3(Picture)

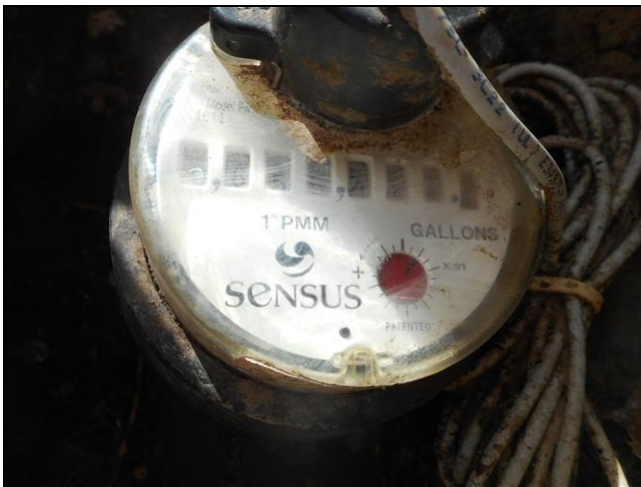
(3) The HVAC compressor unit data plates indicate a 2006 manufacture date. Due to the age of the units and temperature split between the return and registers being low at the time of the inspection, it is recommended both units be serviced by licensed HVAC technician to ensure proper operation.

5. Plumbing System

5.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

(1) The main water meter was checked for leaks, no leaks observed



5.1 Item 1(Picture) Main water meter out front

(2) The function and flow of all accessible fixtures was observed.

(3) The master bath sink stopper did not operate properly at the time of the inspection. Recommend repairs to ensure proper operation.



5.1 Item 2(Picture) Faucet next to bath tub

(4) The guest bath toilet float and internals showed signs of wear. Recommend repairs to ensure proper operation and prevent possible leaks.



5.1 Item 3(Picture)

(5) The hot water in bathroom 3 shower did not operate correctly with normal operating controls and would not heat up. Recommend qualified professional inspect and repair/ replace fixture as needed to ensure proper operation.



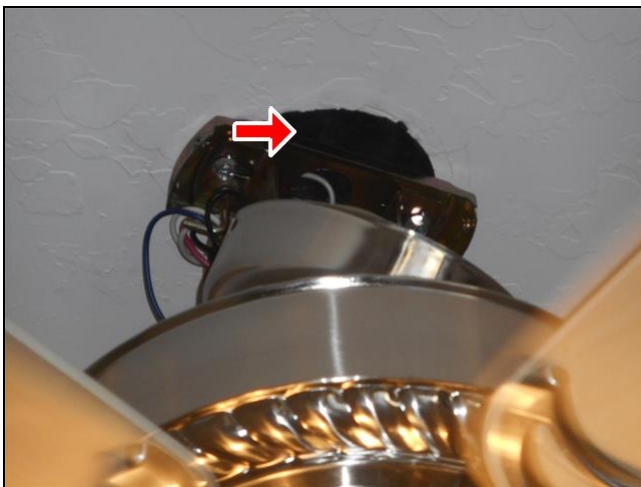
5.1 Item 4(Picture)

6. Electrical System

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

The ceiling fan has a loose cover in the garage. . Recommend repair to prevent possible damage and injury and ensure proper operation.



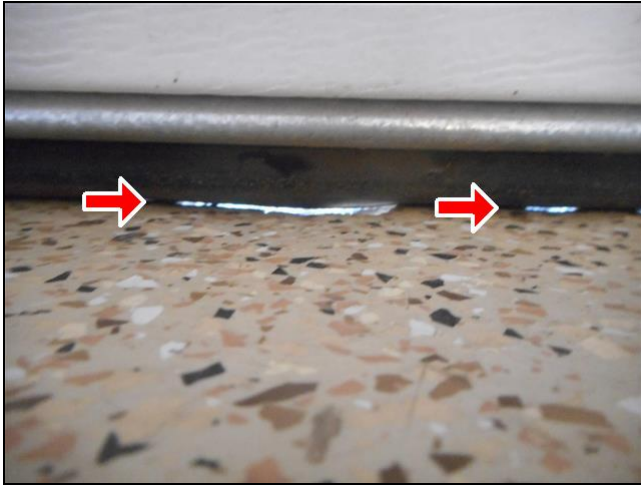
6.3 Item 1(Picture)

9. Garage

9.3 Garage Door (s)

Repair or Replace

Gaps were noted at the garage vehicle door bottom seal trim. Recommend repairs to help prevent moisture penetration and unwanted pests from entering the garage.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

9.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Repair or Replace

(2) The garage safety sensors did not operate properly when tested at the center of the garage door. They did activate properly when tested on the sides closer to the sensors. Recommend adjustment but qualified garage door professional to ensure proper operation and prevent damage and possible injury.



9.5 Item 1(Picture)

9.6 Garage General

Inspected

Occupant belongings were covering some areas of the garage floor and walls. Do a thorough check on final walk through.



9.6 Item 1(Picture)



9.6 Item 2(Picture)

11. Swimming Pools, Equipment and Safety

11.3 Permanent Accessories Condition

Repair or Replace

Some deterioration was noted on the rocks at the rock waterfall. A licensed pool contractor should inspect and repair as needed to help ensure proper function and prevent leaks.



11.3 Item 1(Picture)

11.8 Overflow Skimmers and Drains

Repair or Replace

The skimmer basket was dirty at the time of the inspection. Regular maintenance should be performed to help prevent clogs and ensure proper operation of pool equipment.



11.8 Item 1(Picture)

11.17 Hot Tub**Repair or Replace**

(2) The hot tub exterior panels are weathered and deteriorated. Recommend repairs / replace as needed to prevent possible damage to internal components.

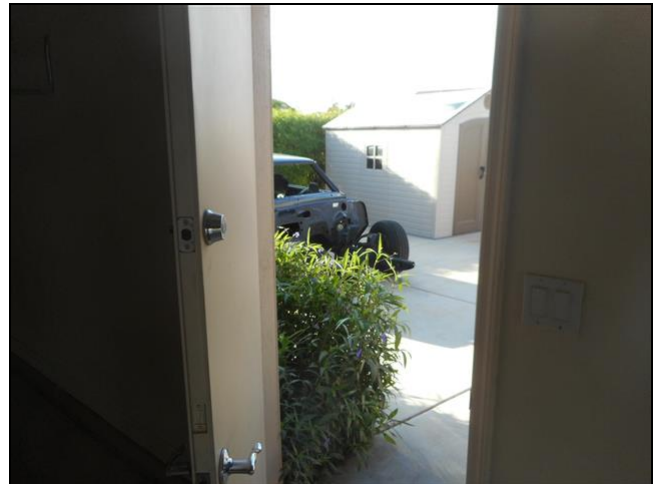
11.18 Pool Safety / Access**Repair or Replace**

Recommend pool barrier upgrades/ fencing

Recommend upgrades to all pool access points including, the garage to exterior and Glass sliding door to backyard, to help prevent possible injury.



11.18 Item 1(Picture) Back sliding door not self closing self latching



11.18 Item 2(Picture) Garage to backyard access no self closer

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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