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RESIDENTIAL HOME INSPECTION

1234 Main St.
Tempe AZ 85284

Buyer Name

04/10/2019 9:00AM



Inspector

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Agent

Agent Name

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SUMMARY



MAINTANCE/MINOR



CONCERN/MODERATE



SAFTEY/ATTENTION

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- 3.4.1 Building Lot - Walkways: Spacers - Pavement Spacers Rotten / Damaged
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- 9.5.1 Electrical - Main Panel: Panel Missing Labels
- 9.6.1 Electrical - Branch Circuit Wiring: Conduit Loose / Damaged
- 9.8.1 Electrical - Receptacles: Exterior Rated Cover Plate Damaged / Missing
- 10.3.1 Built-in Appliances - Microwave: Microwave - Missing Rack
- 10.4.1 Built-in Appliances - Dishwasher: Rust - Racks

1: GENERAL INFORMATION / OVERVIEW

Information

Comment Key and Definitions

The following definitions are of the Items, components or system(s) that were visually inspected.

Appears Serviceable (AS) = The item, component or system was visually inspected, and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Serviceable with Defects* (SD) = The item, component or system was inspected and appeared to be functioning as intended. The item was found to also have a deficiency and/or concern and will fall under one of the categories below.

Near End of Lifespan (NEAR) = The item, component or system was inspected, observation of damage or concern was visible due to age, use, and/or weathering. Indicating that the item is at or near the end of its useful life.

Substandard (SUB) = The item, component or system was visually inspected. Deficiency(s) and/or concern were observed which prevented or limited proper function.

Limitations (LIM) = The item, component or system was not inspected or fully inspected due to preventive factors such as weather, item condition, structure, and/or beyond the scope of the Home Inspector.

Defects (DEF) = The item was found to also have a deficiency and/or concern and will fall under one of the categories below.

Not Inspected / Unknown (UNK) = The item, component or system was not inspected and/or not visible for inspection. Representation made of whether or not it was functioning as intended and will state a reason for not inspecting.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information." The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers but designed only to provide you with specific information about the property.

FINDING

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing or selling this home. Any findings/comments that are listed under "**Safety / Attention**" by the inspector 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 or sell the property.

Maintenance / Minor = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance. Items showing signs of wear or deterioration could result in an adverse condition at some point in the future; and considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Often items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Concern / Moderate = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; and may be showing more severe signs of wear or deterioration that could result in an adverse condition at some point in the future. Considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **Handyman or a Qualified Professional (Licensed and Insured Contractor)** and are commonly not considered routine maintenance or DIY items.

Safety / Attention = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk. Typically the item, component or system is **Not** functioning as intended or needs further evaluation by a **Qualified Professional (Licensed and Insured Contractor)** or a Contractor specialized in a specific or particular field which may cause damage to the structure. Items, components or units that can be repaired to the satisfactory condition may not need replacement.

2: INSPECTION / PROPERTY DETAILS

Information

In Attendance Client	Occupancy Vacant	Temperature 84 Fahrenheit (F)
Time (Start - Completion) 2:00 - 4:15 AM	Utilities ON Water, Electric	Weather Conditions Clear, Dry, Hot
Bedroom(s) 3	Bathroom(s) 2.5	Building Size 2334 Sqft
Building Type Detached, Single Family	Style Multi-level	Year Built 2004 Year

Home Views: Exterior



(Front) South



(Side) East



(Back) North



(Side) West

Home Views: Interior



Living Room



Dining Room



Kitchen



Family Room



Bedroom A (Master)



Bedroom B Northeast



Bedroom C South



Bathroom 1 (Master)



Bathroom 2



Bathroom 3



Laundry Room

3: BUILDING LOT

		AS	SD	NEAR	SUB	LIM	UNK
3.1	Grading & Drainage		X				
3.2	Vegetation	X					
3.3	Driveway	X					
3.4	Walkways		X				
3.5	Fences & Gates		X				
3.6	Appurtenance	X					

AS = Appears ServiceableSD = Serviceable with Defects*NEAR = Near End of LifespanSUB = SubstandardLIM = LimitationsUNK = Not Inspected / Not Visable

Information

Grading & Drainage: Grade Minor Slope	Driveway: Type Concrete	Walkways: Type Concrete
Fences & Gates: Fence CMU	Fences & Gates: Gate Metal / Wood	Appurtenance: Type Covered Patio, BBQ, Pool

Limitations

General

GENERAL LIMITATIONS - GRADING & DRAINAGE

Limited inspection of the performance of lot drainage and grading. Limited due to the conditions existing at the time of the inspection only and evidence of past problems. I cannot guarantee the performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems.

Appurtenance

DETACHED STRUCTURE - SHED

Note: This property appeared to have a detached structure (shed) and is excluded from this inspection. Comments in this report related to detached structure(s) are made as a courtesy only and are not meant to be a substitute for a full evaluation. Consider ordering an inspection on any detached structures and identify any defects (e.g. leaks, damaged, and/or electrical issues) and recommend repair(s) if necessary.

Finding

3.1.1 Grading & Drainage

GRADING - EROSION / DRAINAGE

(SIDE) WEST

 Concern/Moderate

During the time of inspection the home had areas of erosion in one or more areas, erosion will continue unless action is taken. Recommend, a Qualified Professional or Landscaper should evaluate and make repairs as necessary to ensure proper drainage and prevent further erosion in the future.

Recommendation
Contact a qualified professional.



3.4.1 Walkways

SPACERS - PAVEMENT SPACERS ROTTEN / DAMAGED

(EXTERIOR) SOUTH

 Maintance/Minor

One or more wood and/or plastic spacers in driveways or sidewalks were rotten or damaged. These spacers typically fill expansion joints that are meant to prevent the concrete slabs from breaking and eventually rot or get damaged over time. Recommend, replace wood or plastic spacers as necessary with a rot- and insect-resistant material that compresses and expands, such as treated wood.

Recommendation
Contact a qualified landscaping contractor



3.5.1 Fences & Gates

FENCE - MINOR DAMAGE

Maintance/Minor

Boundary fence and/or gates exhibited minor damage or deterioration at the time of the inspection. Recommend continued monitoring and make repairs or replace sections when necessary.

Recommendation
Contact a handyman or DIY project



3.5.2 Fences & Gates

FENCE - RAIN CAP LOOSE

SOUTHEAST

Safety/Attention

One or more rain cap(s) and/or top concrete block(s) were identified to be loose or detached from the fence. This is a potential safety concern as Loose/Detached bricks or Rain caps may inadvertently be pulled off or fall on someone or something causing serious injury or damage. Recommend that a qualified contractor make necessary repairs by resecuring rain caps.

Recommendation
Contact a qualified professional.



4: STRUCTURE

		AS	SD	NEAR	SUB	LIM	UNK
4.1	Foundation	X					
4.2	Floor Structure	X					
4.3	Wall Structure	X					
4.4	Columns	X					
4.5	Roof / Ceiling Structure	X					

AS = Appears ServiceableSD = Serviceable with Defects*NEAR = Near End of LifespanSUB = SubstandardLIM = LimitationsUNK = Not Inspected / Not Visable

Information

Foundation: Type
Concrete / Slab on Grade

Foundation: Post Tension Slab - Warning
This structure is on a post tension slab. Do not cut, core, drill, or otherwise tamper with the concrete slab, as this could damage the post tension system. (System is concealed and was not inspected).



Floor Structure: Type
Concrete

Roof / Ceiling Structure: Structure
Wood / Trusses

Wall Structure: Type
Wood Frame

Roof / Ceiling Structure: Sheathing
Radiant Barrier Plywood Sheathing

Columns: Columns
Wood Frame / Stucco

Finding

4.1.1 Foundation

Maintance/Minor

SLAB - MINOR / COMMON CRACKING
Minor and/or Common cracks (1/4-inch or less) were found in the foundation. Cracks did not appear to be a structural concern. However, cracks exceeding 1/4 inch should be filled with an appropriate material. Recommend, Qualified Professional make repairs to prevent water infiltration and monitor them in the future.

Recommendation
Recommend monitoring.



5: EXTERIOR

		AS	SD	NEAR	SUB	LIM	UNK
5.1	Doors (Exterior / Entry)	X					
5.2	Walls (Exterior)	X					
5.3	Flashing and Trim	X					
5.4	Eaves, Soffits and Fascia	X					

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Information

Doors (Exterior / Entry): Operation
Operational

Walls (Exterior): Cladding
Stucco

Flashing and Trim: Trim
Stucco / Wood

6: ROOFING

		AS	SD	NEAR	SUB	LIM	UNK
6.1	Covering (Main Roof)		X				
6.2	Roof Drainage System						
6.3	Flashings	X					
6.4	Penetrations	X					
6.5	Covering (Patio)		X				

AS = Appears Serviceable

SD = Serviceable with Defects*

NEAR = Near End of Lifespan

SUB = Substandard

LIM = Limitations

UNK = Not Inspected / Not Visible

Information

Roof Level(s) Main Roof, Patio Cover	Main Roof Type Gable/Hip/Valley	Roof Inspection Method Walked, Inspection Limited
Evidence of Leaking No	Covering (Main Roof): Type Concrete Tile	Roof Drainage System: Gutters and Material Not Installed
Roof Drainage System: Recommendation - Adding Gutters Gutters and downspouts are used to help direct water away from the building's foundation to help prevent moisture damage and potential structural concerns. Recommend adding gutters and downspouts for proper drainage.		
Penetrations: Type Plumbing Vents, Exhaust Vents	Covering (Patio): Type Rolled Composition	

Limitations

General

ROOF INSPECTION LIMITED
Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to the type of roof covering (slippery or fragile), and/or roof configuration (steep or very high), the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface.

Finding

6.1.1 Covering (Main Roof)

BIRD - EVIDENCE

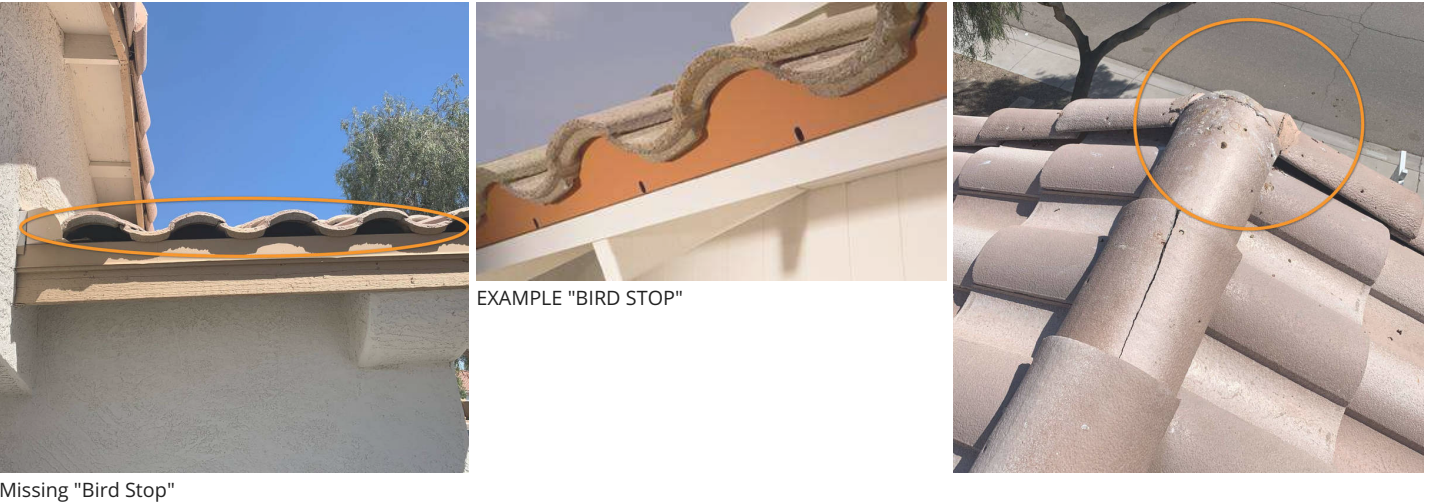
ROOF

During the time of inspection evidence of birds was observed, Birds along with other pests can dislodge tiles and cause damage to the underlayment which can lead to leaks. Recommend, adding "Bird Stop" under the tile roof and to continue to monitor for further activity.

Recommendation

Contact a qualified professional.

Concern/Moderate



6.1.2 Covering (Main Roof)

TILE ROOF - TILES CRACKED / BROKEN

 Safety/Attention

Roof coverings showed moderate damage with cracked/broken tiles. The condition does not appear to affect the performance or operation of the roof. However, to help prevent damage from moisture intrusion to the home materials, the roof structure, and to prevent the development of microbial growth such as mold. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



6.1.3 Covering (Main Roof)

TILE ROOF - VALLEY SPACING

 Concern/Moderate

Tile in the roof valley(s) appeared to lack proper spacing and debris was noted at the time of inspection. Recommend a Qualified roofing professional and make corrections to the tile spacing 2 inches is recommended.

Recommendation

Contact a qualified roofing professional.



6.5.1 Covering (Patio)

**ROLL ROOF - DELAMINATION**

The asphalt shingle roof shows signs of delamination. Delamination is the separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.



7: INTERIOR (LIVING SPACE)

		AS	SD	NEAR	SUB	LIM	UNK
7.1	Doors (Interior & Closets)		X				
7.2	Windows	X					
7.3	Wall(s)	X					
7.4	Ceilings	X					
7.5	Floors		X				
7.6	Counters & Cabinets	X					
7.7	Steps, Stairways and Railings	X					
7.8	Door Bell	X					
7.9	Smoke & CO Detectors	X					

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Information

Doors (Interior & Closets): Operation Operational with Defects*	Windows: Operation Operational with Defects*	Windows: Type Sliders, Double Pane
Counters & Cabinets: Cabinets Wood	Counters & Cabinets: Countertops Corian, Granite	

Limitations

Smoke & CO Detectors

SMOKE / CARBON MONOXIDE ALARMS TESTING

Smoke and Carbon Monoxide alarms are tested only for audibility and not tested using actual Smoke and/or Carbon Monoxide.

Finding

7.1.1 Doors (Interior & Closets)

CLOSET DOOR(S) - TRACK DAMAGED / MISSING

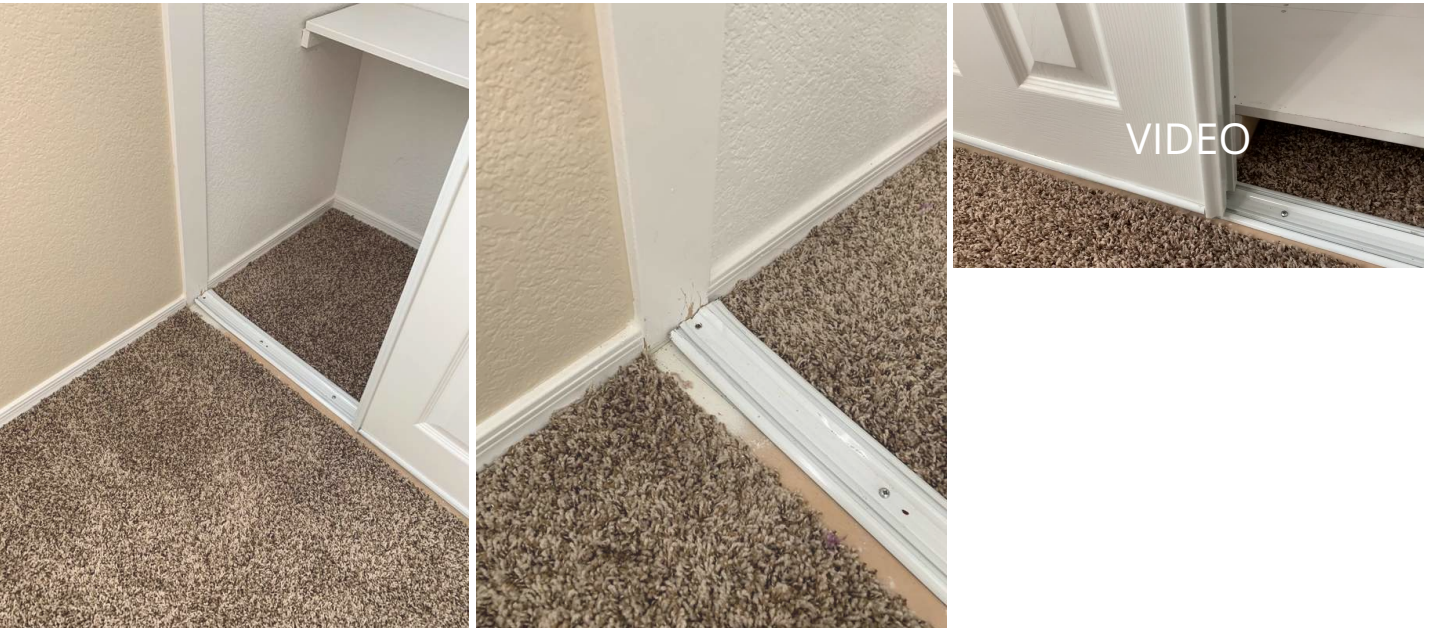
BEDROOM C

Sliding closet door(s) track system in one or more locations is missing and/ or damaged. Recommend, replace or repair hardware In order to ensure the proper function of closet door(s).

Recommendation

Contact a handyman or DIY project

Maintance/Minor



7.1.2 Doors (Interior & Closets)

 Maintenance/Minor

DOOR - DAMAGE

One or more Door(s) was observed to have mechanical damage. Recommend repairing or replacing. Realigning and hanging doors can be challenging recommend contacting a qualified professional to ensure proper function and quality repairs.

Recommendation
Contact a qualified professional.



7.1.3 Doors (Interior & Closets)

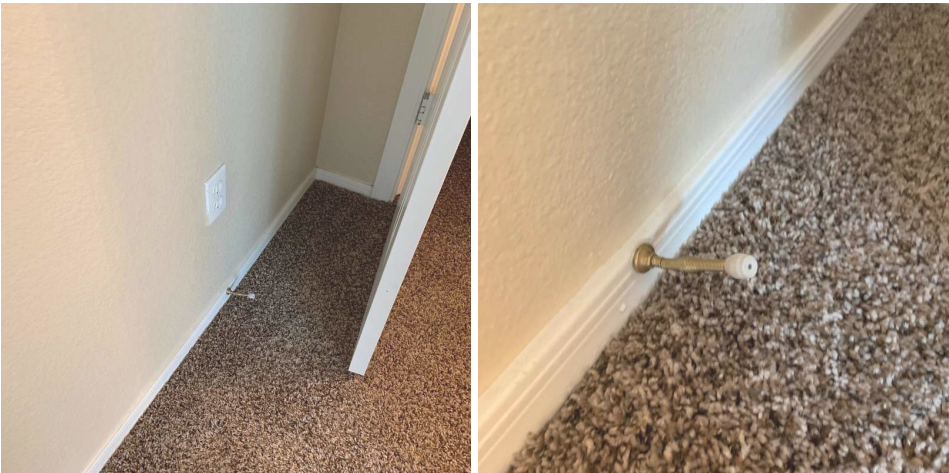
 Maintenance/Minor

DOOR STOPPER(S)

BEDROOM C

Door stoppers damaged. Recommend, replacing damaged or missing door stopper(s) to ensure proper function.

Recommendation
Contact a handyman or DIY project



7.1.4 Doors (Interior & Closets)

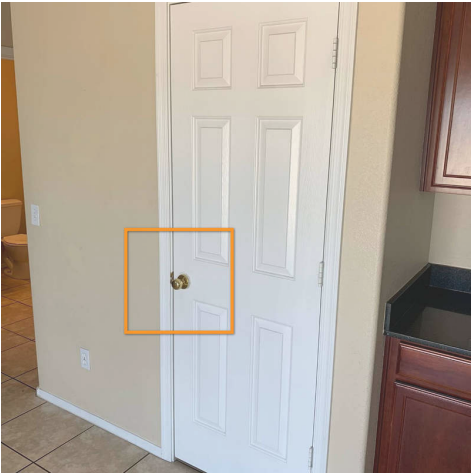
DOOR-INOPERABLE

KITCHEN, BATHROOM 1 (MASTER)

 Concern/Moderate

During the time of inspection one or more doors were found to be inoperable. Recommend repairing or replacing the door knob or door to ensure proper function.

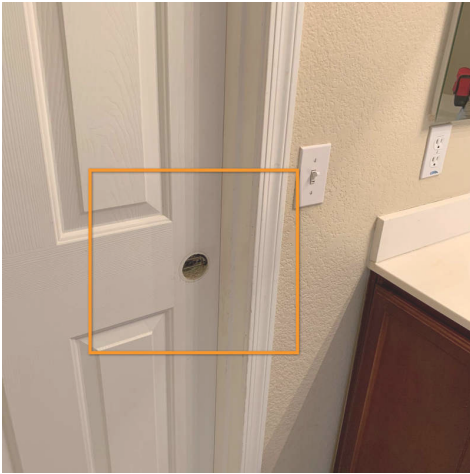
Recommendation
Contact a qualified professional.



Kitchen



Kitchen



Bathroom 1 (Master)



Bathroom 1 (Master)

7.2.1 Windows

SCREEN(S) - DAMAGED

 Maintance/Minor

One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

Recommendation
Contact a handyman or DIY project



South (Exterior)

(Exterior) West

7.2.2 Windows

SEAL - STARTING TO FAIL

 Maintance/Minor

During the time of inspection, one or more windows were observed to have one or more seals to fail. Which may lead to condensation in windows and depleted efficiency, recommend continued monitoring or repairs by a qualified window professional.

Recommendation
Contact a qualified professional.



7.2.3 Windows

WINDOW(S) - OPERATION/CLEANING

 Maintance/Minor

Window(s) were lightly difficult to operate. Recommend general cleaning and lubricating for ease of function, other adjustments or repairs may be required. Additionally, continued maintenance and cleaning will extend window function and aesthetics.

Recommendation
Contact a handyman or DIY project



7.3.1 Wall(s)

DRYWALL - COSMETIC DAMAGE

Maintance/Minor

Observed minor cosmetic damage in multiple locations. Recommend making minor repairs to maintain aesthetics.

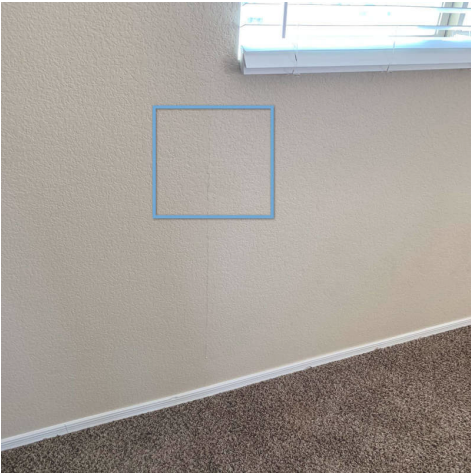
Recommendation
Contact a handyman or DIY project



Living Room



Living Room



Family Room



Family Room



Bedroom B

7.6.1 Counters & Cabinets

CABINET - MINOR DAMAGED

Maintance/Minor

One or more cabinets, drawers and/or cabinet doors showed signs of age and/or minor damage.

Recommendation
Contact a qualified cabinet contractor.



8: PLUMBING (WATER & FUEL)

		AS	SD	NEAR	SUB	LIM	UNK
8.1	Water Service	X					
8.2	Distribution Lines (Water)	X					
8.3	Faucets	X					
8.4	Sinks / Lavatorys		X				
8.5	Bathtub / Shower		X				
8.6	Toilets / Bidets		X				
8.7	Waste and Vent Systems	X					
8.8	Hot Water Heater	X					
8.9	Automatic Safety Controls	X					

AS = Appears Serviceable SD = Serviceable with Defects* NEAR = Near End of Lifespan SUB = Substandard LIM = Limitations UNK = Not Inspected / Not Visable

Information

Insulated / Supported
Exposed lines appear properly insulated, Yes


Water Supply Leaks
No Leaks Observed

Functional Drainage
Appears Satisfactory

Waste Line Leaks
No Leaks Observed

Cross Connections
No

Water Service: Main

Water Service: Main Line: Shut-Off Location


Water Service: Main Line: Type - Size
Copper, 1 in

Water Service: Meter location
Near Street

Water Service: Pressure Regulator Present
Yes

Water Service: Service Source
Public

Water Service: Water Pressure
50-60 PSI

Distribution Lines (Water): Information

Distribution Lines (Water): Type
Copper

Sinks / Lavatorys: Information

Sinks / Lavatorys: Faucets: Condition
Satisfactory with defects

Sinks / Lavatorys: Faucet: Operation
Satisfactory with defects

Bathtub / Shower: Information

Bathtub / Shower: Faucets: Condition
Satisfactory with defects

Bathtub / Shower: Faucets: Operation
Appears Serviceable

Toilets / Bidets: Information

Toilets / Bidets: Faucets: Condition Appears Serviceable	Toilets / Bidets: Faucets: Operation Appears Serviceable
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Waste and Vent Systems: Information

Waste and Vent Systems: Functional Drainage Satisfactory	Waste and Vent Systems: Vent Materials PVC	Waste and Vent Systems: Waste Line Materials PVC
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Hot Water Heater: Information

Hot Water Heater: Brand Craftmaster	Hot Water Heater: Date 2011 #	Hot Water Heater: Location Garage
Hot Water Heater: Model # E2F40RD045V	Hot Water Heater: Type Electric	Hot Water Heater: Flues and Vents N/A
Automatic Safety Controls: Type TPR Valve	Automatic Safety Controls: Operation Appears Operational	

Limitations

General

IRRIGATION / SPRINKLERS

Note: This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

Finding

8.3.1 Faucets

EXTERIOR FAUCET - HANDLE DAMAGED / MISSING
(EXTERIOR) SOUTHEAST

During the time of inspection, one or more exterior faucet(s) were inoperable or difficult to operate due to handling (s) being worn, damaged, and/or missing. Recommend, contacting a Qualified Plumber and/or Handyman to repair or replace handle(s) to ensure proper function. (faucet will not turn)

Recommendation
Contact a qualified professional.

Safety/Attention



8.4.1 Sinks / Lavatorys

DRAIN LINES / FITTINGS CORRODED / DAMAGED

Corrosion and/or damage was found at drain lines and/or fittings under one or more sinks. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.

Concern/Moderate



8.4.2 Sinks / Lavatorys

LEAKING FAUCET BASE / HANDLES

BATHROOM 1 (MASTER)

Water was leaking at one or more sink faucet base or handles. Recommend, repair or replace faucets as necessary.

Recommendation

Contact a handyman or DIY project

Concern/Moderate



(Master) Bathroom

8.4.3 Sinks / Lavatorys

WORN / BLEMISHED / DETERIORATED - MINOR

KITCHEN

The kitchen sink showed sign or age, blemished or deteriorated. Recommend to continue to monitor and replace when necessary.

Maintance/Minor



8.5.1 Bathtub / Shower

BATHTUB FAUCET LOOSE

BATHROOM 1 (MASTER)

The bathtub faucet was loose. Recommend repair.

Recommendation

Contact a qualified plumbing contractor.



8.5.2 Bathtub / Shower

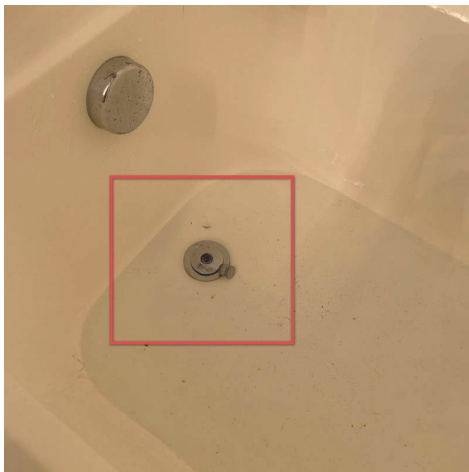
DRAINED SLOWLY / CLOGGED - BATHTUB

BATHROOM 2

The bathtub drained slowly or was clogged, to include the drain stopper was damaged. Recommend, repair drain to ensure proper flow and replace drain stopper, a Qualified Plumber may be necessary.

Recommendation

Contact a handyman or DIY project



8.5.3 Bathtub / Shower

SHOWER/BATHTUB - FAUCET LEAK

BATHROOM 2

 Maintenance/Minor

Shower Head leaked when testing operation, which is causing wasted water and is not the intended function of the shower head. Recommend, make repairs or replace the shower head to ensure proper function.

Recommendation
Contact a handyman or DIY project



9: ELECTRICAL

		AS	SD	NEAR	SUB	LIM	UNK
9.1	Service Type	X					
9.2	Service Conductor	X					
9.3	Service Ground					X	
9.4	Overcurrent Protection Device	X					
9.5	Main Panel	X					
9.6	Branch Circuit Wiring	X					
9.7	Lighting / Switches	X					
9.8	Receptacles		X				
9.9	GFCI Protection	X					

AS = Appears Serviceable

SD = Serviceable with Defects*

NEAR = Near End of Lifespan

SUB = Substandard

LIM = Limitations

UNK = Not Inspected / Not Visible

Information

Service Type: Entrance
Underground

Service Conductor: Voltage
Unknown

Overcurrent Protection Device: Compatibility
Breakers Appear Not to be Oversized

Service Conductor: Type
Not Visible


Service Ground: Status
Not Visible

Service Conductor: Amperage
Unknown

Overcurrent Protection Device: Type
Breakers

Main Panel: Information

Main Panel: Location
Southeast (Exterior)



Main Panel: Main Disconnect Rating
200 AMP

Main Panel: Panel Manufacturer
Square D

Branch Circuit Wiring: Type
Copper

Main Panel: Panel Capacity
200 AMP

Main Panel: Sub-Panel
Yes (Pool)

Lighting / Switches: Information

Lighting / Switches: Operation
Operational

Receptacles: Information

Receptacles: Operation
Operational

GFCI Protection: Information

GFCI Protection: Operation
Operational

GFCI Protection: GFCI Protection Present
Yes

General

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110-volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, the power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified, and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

General

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Service Conductor

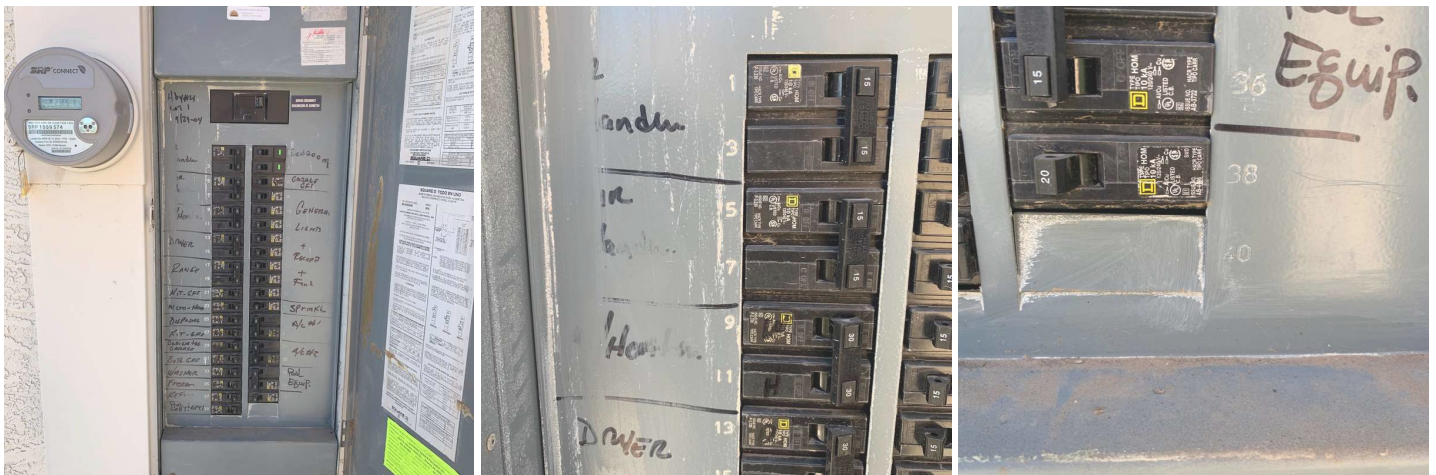
Because the service entrance conductors were hidden behind service panel components, the inspector was unable to view markings in order to determine the service entrance conductor ampere rating and type. Confirmation of correct service entrance conductors sizing will require the services of a qualified electrical contractor.

9.5.1 Main Panel

Concern/Moderate

Recommendation

Recommended DIY Project



9.6.1 Branch Circuit Wiring

CONDUIT LOOSE / DAMAGED

One or more sections of conduit were loose and/or damaged. Recommend repair by securing the conduit to the wall with fasteners.

Recommendation

Contact a qualified electrical contractor.



9.8.1 Receptacles

EXTERIOR RATED COVER PLATE DAMAGED / MISSING

one or more, exterior receptacle covers were Damaged and/or missing. This is a potential shock hazard. Corrections are simple for a DIY/Handyman repair (or) Recommend that a Qualified Contractor make all repairs and replace covers where necessary to ensure proper function and installation.

Recommendation

Contact a qualified electrical contractor.



10: BUILT-IN APPLIANCES

		AS	SD	NEAR	SUB	LIM	UNK
10.1	General						
10.2	Range/Oven/Cooktop	X					
10.3	Microwave	X					
10.4	Dishwasher		X				
10.5	Refrigerator	X					
10.6	Garbage / Food Disposal	X					

AS = Appears ServiceableSD = Serviceable with Defects*NEAR = Near End of LifespanSUB = SubstandardLIM = LimitationsUNK = Not Inspected / Not Visable

Information

Range/Oven/Cooktop: Information

Range/Oven/Cooktop: Brand Kenmore	Range/Oven/Cooktop: Energy Source Electric	Range/Oven/Cooktop: Ventilation Type Built-in Microwave / Recirculating
Range/Oven/Cooktop: Model 790.94149310 #		

Microwave: Information

Microwave: Brand Kenmore	Microwave: Model 790.80329310 #
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Dishwasher: Information

Dishwasher: Brand Whirlpool	Dishwasher: Model DU945PWPB0 #
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Finding

10.3.1 Microwave

Maintance/Minor

MICROWAVE - MISSING RACK

The Microwave was observed to have mounting brackets for a rack. The rack was not installed during the time of inspection.

Recommendation

Contact a qualified professional.



10.4.1 Dishwasher

RUST - RACKS

KITCHEN

 Maintenance/Minor

Light rust was observed at racks at the time of the inspection. This can pose a health risk with rust getting on eating surfaces. Recommend replacing racks when necessary.

Recommendation
Contact a qualified professional.



11: HEATING / COOLING

		AS	SD	NEAR	SUB	LIM	UNK
11.1	Air Filter(s)	X					
11.2	Operating Controls (Thermostat)	X					
11.3	Distribution Systems	X					
11.4	Cooling Equipment	X					
11.5	Heating Equipment	X				X	
11.6	Automatic Safety Controls	X					

AS = Appears ServiceableSD = Serviceable with Defects*NEAR = Near End of LifespanSUB = SubstandardLIM = LimitationsUNK = Not Inspected / Not Visable

Information

Operating Controls (Thermostat): Brand Honeywell	Operating Controls (Thermostat): Operation Operational	Distribution Systems: Type Ducts and Registers
Cooling Equipment: Information		
Cooling Equipment: Brand Lennox	Cooling Equipment: Date of Manufacture 2018	Cooling Equipment: Energy Source Electric
Cooling Equipment: Cooling Source Each room is Cooled by Air Conditioning	Cooling Equipment: Model # (Unit 1 & 2) 14HPX-042-230-22	
Heating Equipment: Information		
Heating Equipment: Brand Lennox	Heating Equipment: Date of Manufacture 2018	Heating Equipment: Energy Source Electric
Heating Equipment: Heat Type Forced Air	Heating Equipment: Model # CBX25UH-042-230-10	Heating Equipment: Heat Source Every Room has a Heating Source
Automatic Safety Controls: Type TPR Valve		

Limitations

Heating Equipment

HIGH TEMPERATURE - HEATING MODE NOT TESTED

ATTIC

At the time of inspection, the outside temperature was above 65. Damage to the unit could occur if it is turned on. If you are concerned if the Heating Unit is not working, I recommend a qualified professional to evaluate the Heating Unit in order to confirm proper operation.

12: ATTIC, INSULATION AND VENTILATION

		AS	SD	NEAR	SUB	LIM	UNK
12.1	Insulation	X					
12.2	Vapor Retarder	X					
12.3	Attic Ventilation	X					
12.4	Bathroom Ventilation	X					
12.5	Laundry Ventilation	X					
12.6	Kitchen Ventilation	X					

AS = Appears ServiceableSD = Serviceable with Defects*NEAR = Near End of LifespanSUB = SubstandardLIM = LimitationsUNK = Not Inspected / Not Visable

Information

Access Location(s) Closet - Bedroom B	Attic Inspection Method Partially Traversed	Insulation: Type Cellulose Loose Fill
Vapor Retarder: Type Unknown	Attic Ventilation: Type Soffit, O'Hagen	Bathroom Ventilation: Type Exhaust Fan
Bathroom Ventilation: Operation Operational	Laundry Ventilation: Type Dryer Vent, Exhaust Fan	Laundry Ventilation: Operation Operational
Kitchen Ventilation: Type Window, Non mechanical exhaust	Kitchen Ventilation: Operation Operational	

13: STANDARDS OF PRACTICE

Information

Standards of Professional Practice, For Arizona Home Inspectors

Adopted by the Arizona Chapter of American Society of Home Inspectors (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 AZ ASHI, 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.

1. Introduction

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

1.2 These Standards of Practice; Provide inspection guidelines. 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: Before the inspection report is delivered, enter into a written agreement with the client or their authorized agent that includes; the purpose of the inspection, the date of the inspection, the name address and certification number of the inspector, the fee for services, a statement that the inspection is performed in accordance with these Standards, limitations or exclusions of systems or components inspected. Observe readily accessible installed systems and components listed in these Standards. Submit a written report to the client which shall; Describe systems and components identified in sections 4-12 of these Standards, 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, 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; life expectancy of any component or system, the causes of the need for a major repair, the methods, materials and costs of corrections, the suitability of the property for any specialized use, compliance or non-compliance with applicable regulatory requirements, the market value of the property or its marketability, the advisability or inadvisability of purchase of the property, any component or system which was not observed, the presence or absence of pests such as wood damaging organisms, rodents, or insects, cosmetic items, underground items, or items not permanently installed.

B. 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 which may damage the property or its components or be dangerous to the inspector or other persons, operate any system or component which is shut down or otherwise inoperable, operate any system or component which does not respond to normal operating controls, disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility, 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, determine the effectiveness of any system installed to control or remove suspected hazardous substances, predict future conditions, including but not limited to failure of components, project operating costs of components, 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: Structural components including; foundation, floors, walls, columns, ceilings, roofs.

4.2 The Inspector shall; Describe the type of; foundation, floor structure, wall structure, columns, ceiling structure, roof structure. Probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface, 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, report the methods used to inspect underfloor crawl spaces and attics, 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; wall cladding, flashings and trim. Entryway doors and a representative number of windows. Garage door operators. Decks, balconies, stoops, steps, areaways, and porches including railings. Eaves, soffits and fascias. 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; Describe wall cladding materials. Operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator. 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: Storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories. Fences. Safety glazing. Garage door operator remote control transmitters. Geological conditions. Soil conditions. Recreational facilities. Outbuildings other than garages and carports.

6. System: Roofing

6.1 The inspector shall observe; Roof coverings. Roof drainage systems. Flashings. Skylights, chimneys and roof penetrations. Signs of leaks or abnormal condensation on building components.

6.2 The inspector shall; Describe the type of roof covering materials. Report the methods used to inspect roofing.

6.3 The inspector is NOT required to: Walk on the roofing. Observe attached accessories including but not limited to solar systems, antennae, and lightning arresters.

7. System: Plumbing

7.1 The inspector shall observe; Interior water supply and distribution system including; Piping materials, including supports and insulation. Fixtures and faucets. Functional flow. Leaks. Cross connections. Interior drain, waste and vent system, including; Traps; drain, waste, and vent piping; piping supports and pipe insulation. Leaks, Functional drainage. Hot water system including; Water heating equipment. Normal operating controls, Automatic safety

controls. Chimneys, flues and vents. Fuel storage and distribution systems including: Interior fuel storage equipment, supply piping, venting and supports. Leaks. Sump pumps.

7.2 The inspector shall: Describe: Water supply and distribution piping materials. Drain, waste and vent piping materials. Water heating equipment. Operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.

7.3 The inspector is NOT required to: State the effectiveness of anti-siphon devices. Determine whether water supply and waste disposal systems are public or private. Operate automatic safety controls. Operate any valve except water closet flush valves, fixture faucets and hose faucets. Observe: Water conditioning systems. Fire and lawn sprinkler systems. On-site water supply quantity and quality. On-site waste disposal systems. Foundation irrigation systems. Spas, except as to functional flow and functional drainage.

8. System: Electrical

8.1 The inspector shall observe: Service entrance conductors. Service equipment, grounding equipment, main overcurrent device, main and distribution panels. Amperage and voltage ratings of the service. Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls. 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. The operation of ground fault circuit interrupters.

8.2 The inspector shall: Describe: Service amperage and voltage. Service entry conductor materials. Service type as being overhead or underground. Location of main and distribution panels. Report any observed aluminum branch circuit wiring.

8.3 The inspector is NOT required to: Insert any tool, probe or testing device inside the panels. Test or operate any overcurrent device except ground fault interrupters. Dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels. Observed. low voltage systems. Smoke detectors. 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: Permanently installed heating systems including: Heating equipment. Normal operating controls. Automatic safety controls. Chimneys, flues and vents. Solid fuel heating devices. Heat distribution systems including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors. The presence of an installed heat source in each room.

9.2 The inspector shall: Describe: Energy source. Heating equipment and distribution type. Operate the systems using normal operating controls. Open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The inspector is NOT required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage. Operate automatic safety controls. Ignite or extinguish solid fuel fires. Observe: The interior of flues, Fireplace insert flue connections, Humidifiers, electronic air filters, the uniformity or adequacy of heat supply to the various rooms.

10. System: Central Air Conditioning

10.1 The inspector shall observe: Central air conditioning including: Cooling and air handling equipment. Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units. The presence of an installed cooling source in each room.

10.2 The inspector shall: Describe: Energy sources. Cooling equipment type. Operate the systems using normal operating controls. Open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 The inspector is NOT required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage. Observe non-central air conditioners. Observe the uniformity or adequacy of cool-air supply to the various rooms.

11. System: Interiors

11.1 The inspector shall observe: Walls, ceiling and floors. Steps, stairways, balconies and railings. Counters and a representative number of cabinets. A representative number of doors and windows. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. Sumps.

11.2 The inspector shall: Operate a representative number of primary windows and interior doors. 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: Paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors. Carpeting. Draperies, blinds or other window treatments. Household appliances. Recreational facilities or another dwelling unit.

12. System: Insulation & Ventilation

12.1 The inspector shall observe: Insulation and vapor retarders in unfinished spaces. Ventilation of attics and foundation areas. Kitchen, bathroom, and laundry venting systems.

12.2 The inspector shall describe: Insulation and vapor retarders in unfinished spaces. Absence of same in unfinished space at conditioned surfaces.

12.3 The inspector is NOT required to report on: Concealed insulation and vapor retarders. Venting equipment which is integral with household appliances.