Randy Marlatt
State Certified Inspector
Flagstaff, AZ 86001
928-779-5836

Your Home USA

Inspection Date:
Your Choice

Prepared For:
John Doe

Prepared By:
Flagstaff Home Inspections
Flagstaff, AZ

928-779-5836

Report Number:
0000

Inspector:
Randy Marlatt

Flagstaff Home Inspections

Pre-Inspection Agreement

CLIENT(S): John Doe
ADDRESS: Your Home USA
CITY, STATE, ZIP:

Flagstaff Home Inspections, herein after known as the Inspector agrees to conduct an inspection specifically for the above named client for the purpose of informing the client of major deficiencies in the condition of the property at **Your Home USA**. THE WRITTEN REPORT IS THE PROPERTY OF THE **INSPECTOR** AND THE **CLIENT** AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT THE INSPECTOR'S AND/OR THE CLIENT'S CONSENT.

1) This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of Practice of Home Inspection in the State of Arizona.

2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included, unless prior arrangements have been made.

3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Flagstaff Home Inspections is neither a guarantor or insurer.

4) Arizona Certified Home Inspectors are NOT required to report on or address code and regulation compliance, the presence of rodents, termites, or other wood destroying organisms, the possible presence or danger from asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, mold, mildew and other indoor and outdoor substances. Excluded items include: spas and pools, wells, septic systems, low voltage systems, timers, security systems, solar systems, interior or exterior sprinkler systems, central vacuum systems, and water softeners. The client is urged to contact a competent specialist if information, identification, or testing of the above is desired. Equipment, items and systems will not be dismantled; nor is the inspector required to move personal property, debris, furniture, equipment, carpeting, or like materials which may impede access or limit visibility. Inspector will not probe or damage any finished surfaces.

5) Warrantees may be obtained from outside insurers, service companies, or property owners. Notwithstanding the provisions of any applicable statute, the sole and exclusive remedy available to the Client is damages in an amount not to exceed the fees actually paid by the Client for services, and all other remedies statutory or otherwise, are expressly waived by the Client. In the event of the tender by inspection company of a refund of the inspection fee, such refund shall be full and final settlement of all present and future claims and causes of action, and Inspection Company shall be thereupon generally and fully released.

6) In the event of a claim of error or omission, the Client agrees to notify Flagstaff Home Inspections in writing within 7 business days of discovery. The Client agrees to allow Inspector 5 days to re-inspect the system or component before client replaces or repairs such item, except in case of emergency. Failure to do so shall constitute a waiver of the client's right to claim.

7) In the event of any dispute regarding the contract or the contents of the report, it is agreed that all parties shall attempt, in good faith, to settle such disputes between themselves. Should no mutually satisfactory resolution be reached, both parties agree to settle through arbitration with a recognized Arbitration Association familiar with the Home Inspection industry. Each party agrees to pay its own arbitration costs. Any award made through arbitration shall be enforceable as a judgement in any court of jurisdiction.

8) The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client may miss the opportunity to gain all of the information that may be offered.

9) If this agreement is signed by a Representative of the Client, the Representative acknowledges that he/she has the authority of the Client to make this agreement.

The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the charges specified below. An additional charge will be assessed if re-inspection of the property is requested. Client agrees to pay $**Fee** at or before the time of inspection, or upon receipt of report if previous arrangements have been made.

Flagstaff Home Inspections: **CLIENT:**

Randy Marlatt, Inspector, State Certification #38148
505 W. Fir Ave., Flagstaff, AZ

Flagstaff Home Inspections
Flagstaff AZ 86001
928-779-5836

Invoice

REPORT NO.:	**0000**
INSPECTION DATE:	**Anytime**

SOLD TO:
John Doe

PROPERTY INSPECTED:
Your Home USA

Description	Amount
Standard Home Inspection	Dependent on Square Footage and Age

TOTAL **$**

T h a n k y o u f o r y o u r b u s i n e s s

Payment of this invoice is due upon receipt. The late payment charge rate of interest is 1.5% monthly (18.0% per annum), after 30 days

Table Of Contents

REPORT OVERVIEW	**5**
ENVIRONMENTAL INFORMATION	**9**
STRUCTURAL COMPONENTS	**10**
ROOFING/CHIMNEY	**11**
EXTERIOR COMPONENTS	**12**
ELECTRICAL SYSTEM	**14**
HEATING SYSTEM	**17**
INSULATION / VENTILATION	**18**
PLUMBING SYSTEM	**19**
INTERIOR COMPONENTS	**21**
APPLIANCES	**22**
FIREPLACES & SOLID FUEL BURNING APPLIANCES	**23**
MAINTENANCE ADVICE	**24**

Report Overview

THE HOUSE IN PERSPECTIVE

The purpose of a Home Inspection is primarily informational. This report can be kept in perspective by understanding that no home is perfect. It is typical to find a number of defects in most homes, so some repairs and maintenance should be expected. The intent of his inspection is to identify major deficiencies which could affect your purchase decision, and although minor deficiencies may be mentioned, the report does not intend to list them all. Cosmetic conditions are generally not part of the inspection.

Weather conditions preceding and during the inspection were dry. The front door of the home is considered to be facing south. Furnishings and storage were not present during the inspection. The home was not occupied at the time of the inspection. Buyer was not present during the inspection.

The Report Overview gives limited information about the inspection. The full report should be read in its entirety.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: denotes a major improvement recommendation.

Safety Issue: denotes a condition or observation that is considered an immediate safety concern.

Repair: denotes a system or component which should be considered for corrective action.

Improve: denotes improvements which should be considered or anticipated over the short term.

Monitor: denotes an area where further investigation and/or monitoring is needed. Repairs may be necessary.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

Be advised that the improvements listed below are recommendations. Buyers should consult with their real estate representatives on any repairs that may be required by the purchase contract. Many of the recommended repairs and improvements that should be investigated , budgeted for or monitored are listed below. Other improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. **Recommend *all* repairs and improvements be performed by competent licensed contractors.**

ROOFING/CHIMNEY

- **Repair:** The water heater exhaust vent roof flashing has been installed in a fashion that may make it prone to leakage. Shingles should lap over the top and sides of the flashing. The sides of the flashing were exposed. Recommend improvement.
- **Improve:** Ideally the gutter downspout(s) should discharge water a few feet from the house. Recommend roof water be encouraged to flow away from the building at the point of discharge by adding extensions or splash blocks at the downspouts.
- **Improve:** The rear porch gutter does not appear to have sufficient slope to drain properly. Recommend improvement so improperly sloped areas drain properly.
- **Repair:** The short section of fireplace flue tile extending above the top of the chimney is deteriorated. Recommend further investigation and repair by a chimney specialist of licensed contractor.

EXTERIOR

- **Improve:** An interior keyed deadbolt on the exterior door was observed. Recommend deadbolts have an accessible handle on the interior to allow for a quick emergency exit in case of fire. Also, the lock on this door was difficult to operate.
- **Improve:** Recommend a safety spring or self closer be installed on the rear exterior screen door to prevent it from being damaged in windy conditions.
- **Repair:** A hole or opening was observed around the rear exterior hose bib. Recommend a permanent, professional repair to prevent moisture from entering the wall.
- **Monitor:** A damaged concrete block was observed at the top of the south wall in the rear shop. It appears this occurred when a ceiling beam was added in the master bedroom. Recommend this area be monitored or further inspected.

- **Improve:** Areas of surface deterioration were observed in the driveway. This type of damage is usually caused by moisture in the surface of the slab which has frozen and expanded, separating the top layer of concrete from the slab. The application of concrete patch material usually is only a short term fix. Depending on how severe the problem is, replacement is usually the ultimate solution.
- **Repair:** One damaged fence board was observed. Recommend any areas of damaged fence be repaired.

ELECTRICAL

- **Repair:** Most of the breakers in the main distribution panel have two wires (circuits) entering them. Recommend any circuits within the main distribution panel that are doubled up (referred to as "double taps") be separated. Ideally each circuit should be served by a separate breaker to prevent the possibility of the wiring overheating at the connection to the breaker. This condition exists because more wiring than designed was added to this panel. Recommend the panel be replaced with a new, larger panel.
- **Safety Issue:** Distribution wiring was observed connected directly to the lugs above the breakers, bypassing a safe connection to breakers. This condition is a fire hazard. All household wires/circuits should be protected by properly sized fuses or breakers. Recommend further investigation and improvement by a licensed electrician.
- **Repair:** Three prong outlets without a functioning ground were observed in all areas of the home except for above the kitchen counters, the laundry, the living room AC, right of the fireplace, and in the master bedroom, bath and shop wall. For added safety, recommend an operating ground be installed on all three prong outlets, or these outlets replaced with new two prong outlets. Three prong outlets which are ungrounded may encourage the use of a grounded plug. Appliances with three prong plugs are designed to be plugged into an outlet with an operating ground.
- **Repair:** Two outlets with reversed polarity (i.e. it is wired backwards) were observed in the NE corner of the living room. Recommend reverse polarity outlets be further investigated and improved.
- **Repair:** The hall bathroom outlet was inoperative. Recommend this outlet and circuit be further investigated and improved.
- **Repair:** Exterior outlets on the front porch ceiling and the rear exterior wall do not have a weatherproof cover installed. Recommend all exterior outlets be protected with weatherproof covers.
- **Improve:** An open junction box was observed in the attic above the master bedroom. Recommend all junction boxes be fitted with cover plates, in order to protect the wire connections.
- **Improve:** A missing outlet cover plate was observed in the attic near the attic access ladder, and a missing switch plate was observed at the attic fan switch in the attic. Recommend all electrical boxes, switches and outlets be fitted with cover plates where missing.
- **Safety Issue:** Unprotected wiring was observed in the front entry and SW bedroom closets, and the rear shop. For added safety, recommend wiring exposed on interior or exterior finishes be relocated inside walls or protected by conduit.
- **Improve:** The rear porch ceiling light was covered with tape. Recommend tape be removed.
- **Improve:** Recommend a cover be installed on the phone box in the east eve if this box is currently being used.
- **Repair:** A loose outlet box was observed in the cabinet above the range. Recommend the box be properly secured and the wiring protected.

HEATING

- **Improve:** The louvered registers for many of the ceiling heating duct were missing. Recommend registers be installed where missing.
- **Improve:** The master bedroom west ceiling supply vent had less air pressure than other vents. Balancing the system air flow can sometimes be accomplished by closing down the louvers on grills where pressure is high or not needed. If this does not improve air pressure, a heating contractor should be consulted for further investigation and improvements.
- **Improve:** Because the furnace thermostat is located in the area of the front entry door, cold air from opening of the door can adversely affect the operation of the heating system. Recommend the thermostat be located in an area away from exterior doors.

STRUCTURAL

- **Repair:** A site built roof truss, located near the attic access, has been cut or altered which may affect its integrity. Trusses should not be modified without special engineering of additional support. Although no significant movement was observed in this area at the time of the inspection, it is recommended a properly engineered repair be performed by a licensed contractor.

INSULATION/VENTILATION

- **Improve:** Missing attic insulation was observed in areas above the kitchen and hallway. Recommend insulation be installed where missing.

- **Improve:** Consider improving the level of insulation in the attic to R30 to help lower heating costs. Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- **Improve:** Attic ventilation consists of 3 roof vents and a window at the rear gable end that opens. A fan has been installed in front of the window in the attic. If the window is not open, cross ventilation is inadequate. To open the window, one must enter the attic. An open window could allow access by birds, animals and insects. Recommend the window be replaced with a screened gable end vent, and soffit vents added to allow for adequate cross ventilation. Recommend further investigation and improvement by a licensed contractor.
- **Improve:** Screened louvers have been installed under the front single pane fixed glass windows. Plywood panels on the inside of the home are designed to hinge open to allow air through the louvers. This area most likely allows cold to pass into the house interior. Recommend the louvered area be covered and insulated, and the windows replaced with screened opening dual pane windows to prevent heat loss through this area.

PLUMBING

- **Improve:** Recommend exposed water heater supply lines in the attic be insulated where missing to prevent freezing. Areas of missing pipe insulation were observed near the attic access.
- **Improve:** The rear hose bib (exterior faucet) was not frost proof. Recommend frost proof hose bibs be added where not already installed to prevent the possibility of freezing.
- **Repair:** No trap was observed in the drain pipe designed for the washing machine in the visible areas. Recommend confirmation that a trap exists, and if not, a trap installed to prevent sewer gases from escaping from the open end of the drain.
- **Repair:** A large plumbing vent observed in the attic near the attic access was not properly connected. Recommend a licensed plumbing contractor be engaged for further investigation and improvement.

INTERIOR

- **Repair:** The laundry closet area window crank did not operate. Recommend the crank be repaired so the window opens properly.
- **Repair:** A hole was observed in the SW bedroom window screen, and the screening was pulling loose at the bottom of the center bedroom window. No screens were observed on the older crank windows. Recommend screen improvements.
- **Repair:** The lock on the hall bathroom door was not operating. If a lock is desired, recommend the lock be repaired or replaced.
- **Improve:** Recommend the SW bedroom and center bedroom closet doors be adjusted or improved to prevent them from scraping the door jamb.
- **Improve:** Door bumpers are recommended where they have not been installed. Bumpers help prevent door knobs from damaging wall surfaces.
- **Improve:** Some of the built in drawers in the front bedroom were stuck in the closed position. Recommend improvement so all drawers operate easily.

APPLIANCES

- **Repair:** Recommend a clothes dryer vent hood be installed where the dryer vent pipe terminates on the exterior wall.

FIREPLACES/WOODSTOVES

- **Improve:** Gas appliances should have an accessible shut off valve on the gas supply line to the appliance. No shutoff valve was observed. Recommend further investigation and installation of an accessible shut off valve by a licensed plumbing contractor.

THE SCOPE OF THE INSPECTION

Buyer is to determine that all necessary permits have been acquired by the seller or seller's contractors for any new improvements to the home that require a permit. The inspection does not and is not intended to address code or regulation compliance. Search of public records is not within the scope of a home inspection. Recommend a review of all appropriate records by the buyer or buyers agent if this information is desired.

The presence of : Rodents, termites, or other wood destroying organisms, presence of asbestos, radon gas, lead paint, mildew, mold or related spores or any other indoor or outdoor chemicals or substances is not part of this Home Inspection. If inspection or testing for these conditions is desired, a licensed professional with expertise in these areas should be engaged.

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. Changes in the condition or operation of house components can occur at any time. Observed conditions are limited to the time of the inspection only.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

It is recommended that the buyer conduct a thorough pre-closing walk through inspection of the home when it is empty, immediately before close of escrow. Defects which were hidden by furniture, wall hangings or storage, or which occurred after the inspection can be observed at this time. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Environmental Information

Information on the items below is provided as a service to the inspection client. Investigation of these items is not part of a home inspection, and it is the responsibility of the client to engage an environmental specialist if investigation of any unsafe environmental condition is suspected.

Mold/Mildew

Some varieties of mold or mildew spores are considered to be a health hazard, and can cause illness or even death to people sensitive to certain types of spores. Mold or mildew can grow undetected in hidden areas of a home or may be hidden by storage or furniture during the inspection, and cannot always be easily observed. Mold or mildew identification, or presence of mold spores is not part of the home inspection. If conditions are observed that in the opinion of the inspector could support or suggest the presence of these organisms, then the buyers will be encouraged to consult with an environmental testing company for mold/spore presence, investigation and testing.

Recommend buyers engage an environmental specialist if there are *any* concerns about mold whatsoever, whether it has been discovered or not.

Radon

Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) or a local environmental testing company/lab for further guidance.

Carbon Monoxide

Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. Installation of carbon monoxide detectors is recommended in all homes with gas or wood burning appliances.

Lead

Lead based paint was in use until approximately 1978, but could have been stored or used after that date. Loose or flaking lead based paint can be hazardous if ingested. If testing for lead based paint is desired, testing kits can be purchased, or a local environmental testing company/lab can be consulted for analysis.

Asbestos

Asbestos use in dwellings diminished greatly after 1981, but its use was not completely banned in some products. Asbestos can be hazardous when friable (when small particles become airborne and are inhaled). Asbestos has been used as backing in vinyl flooring and tiles, in “popcorn” type ceiling textures, in tape and insulation on older furnaces/boilers, and other products. If testing for asbestos is desired, contact a local environmental testing company/lab.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Concrete Block •Slab on Grade
Floor Structure:	•Concrete •Wood Joist (remodeled garage area)
Wall Structure:	•Masonry
Ceiling Structure:	•Joist •Truss
Roof Structure:	•Trusses •Rafters •Solid Plank Sheathing •Plywood Sheathing

STRUCTURAL COMPONENT OBSERVATIONS

The construction of the home is average quality, typical of the area and time the home was built. Exterior wall construction is solid masonry. The concrete floors were hidden by floor coverings so slab condition was not determined. To determine if there is any cracking in the slab, floor coverings would have to be removed. No evidence of significant structural movement was observed at the time of the inspection. In general, the observed components of the structure were in good condition. Recommend all structural repairs and improvements be performed by a competent licensed contractor.

RECOMMENDATIONS / OBSERVATIONS

STRUCTURAL

- **Repair:** A site built roof truss, located near the attic access, has been cut or altered which may affect its integrity. Trusses should not be modified without special engineering of additional support. Although no significant movement was observed in this area at the time of the inspection, it is recommended a properly engineered repair be performed by a licensed contractor.

Cut Truss

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As described in your inspection contract, this is a visual inspection. The inspection is not a guarantee or warranty of any kind.

Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Observed structural components are considered to be in acceptable condition unless stated otherwise. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage can restrict access to structural components.
- It cannot be determined during a one time inspection how footings, lack of footings, soil or other conditions have affected the foundation or structure, or if cracks due to settling or movement are stabilized. If a detailed structural assessment is desired, consider retaining a structural engineer for further analysis. Buyer is to determine that all necessary permits have been acquired for any added structural work done.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing/Chimney

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	•Asphalt Shingle •Three Tab
Roof Flashings:	•Metal (At Roof Penetrations)
Roof Penetrations:	•Plumbing Vents •Gas Appliance Flues •Roof Attic Vents
Chimneys:	•Masonry with Gas Vent Inside
Roof Drainage System:	•Aluminum •Full •Downspouts discharge above grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

The roof coverings were observed to be in fair to good condition. Average quality materials have been employed as roof coverings. No signs of staining were observed on the underside of the roof decking during the attic inspection. However, not all areas were visible or accessible. At least two unused flues penetrating the roof surface were observed. No leakage was observed at these flues, but if desired, they could be removed and remaining holes in roof repaired. Recommend all roofing repairs and improvements be performed by a competent licensed contractor.

RECOMMENDATIONS / OBSERVATIONS

ROOFING/CHIMNEY

- **Repair:** The water heater exhaust vent roof flashing has been installed in a fashion that may make it prone to leakage. Shingles should lap over the top and sides of the flashing. The sides of the flashing were exposed. Recommend improvement.
- **Improve:** Ideally the gutter downspout(s) should discharge water a few feet from the house. Recommend roof water be encouraged to flow away from the building at the point of discharge by adding extensions or splash blocks at the downspouts.
- **Improve:** The rear porch gutter does not appear to have sufficient slope to drain properly. Recommend improvement so improperly sloped areas drain properly.
- **Repair:** The short section of fireplace flue tile extending above the top of the chimney is deteriorated. Recommend further investigation and repair by a chimney specialist of licensed contractor.

Deteriorated Flue Tile

Downspout Discharge Next to House

Water Heater Roof Flashing Exposed

LIMITATIONS OF ROOFING INSPECTION

Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage in the roof, skylights and other roof components can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. Observed roofing components are considered to be in acceptable condition unless stated otherwise.

As described in your inspection contract, this is a visual inspection only. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection is limited by (but not restricted to) the following:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised or not obvious on interior finishes.
- Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.

- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Condition or existence of felt under roof coverings cannot always be determined.
- Buyer is to determine that all necessary permits have been acquired for any new roofing work done.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF EXTERIOR

Wall Covering:	•Block •Plywood
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood •Wood/Glass
Window Frames	•Metal
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Surface Drainage:	•Level Grade
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Window frames are clad, for the most part, with a low maintenance material. One freeze resistant hose bib (exterior faucet) has been installed. The exterior of the home shows wear typical for a home of this age. Some of the windows are the original single pane windows. Consider upgrading single pane windows to dual pane when remodeling. Recommend all exterior repairs and improvements be performed by a competent licensed contractor.

RECOMMENDATIONS / OBSERVATIONS

EXTERIOR

- **Improve:** An interior keyed deadbolt on the exterior door was observed. Recommend deadbolts have an accessible handle on the interior to allow for a quick emergency exit in case of fire. Also, the lock on this door was difficult to operate.
- **Improve:** Recommend a safety spring or self closer be installed on the rear exterior screen door to prevent it from being damaged in windy conditions.
- **Repair:** A hole or opening was observed around the rear exterior hose bib. Recommend a permanent, professional repair to prevent moisture from entering the wall.
- **Monitor:** A damaged concrete block was observed at the top of the south wall in the rear shop. It appears this occurred when a ceiling beam was added in the master bedroom. Recommend this area be monitored or further inspected.
- **Improve:** Areas of surface deterioration were observed in the driveway. This type of damage is usually caused by moisture in the surface of the slab which has frozen and expanded, separating the top layer of concrete from the slab. The application of concrete patch material usually is only a short term fix. Depending on how severe the problem is, replacement is usually the ultimate solution.
- **Repair:** One damaged fence board was observed. Recommend any areas of damaged fence be repaired.

Cracked Block

Louvers Front Exterior

Driveway Deterioration

Hole in Block Around Faucet

LIMITATIONS OF EXTERIOR INSPECTION

As described in your inspection contract, this is a visual inspection only. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. Observed exterior components are considered to be in acceptable condition unless stated otherwise. The inspection is limited by (but not restricted to) the following:

- Only visible areas of the exterior components are inspected. Weather conditions may restrict exterior inspection.
- The inspection does not include an assessment of geological, geotechnical, hydrological, or environmental conditions or hazards.
- Screening, shutters, awnings, or similar seasonal accessories, recreational facilities, outbuildings, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Remote garage door openers are not tested. Sellers should be consulted for their availability and operation.
- Buyer is to determine that all necessary permits have been acquired for any new exterior structural work done.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Rear Exterior
Service Grounding:	•Copper •Ground Rod Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Rear Exterior
Sub-Panel(s):	•None Observed
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Master Bathroom •Kitchen

ELECTRICAL OBSERVATIONS

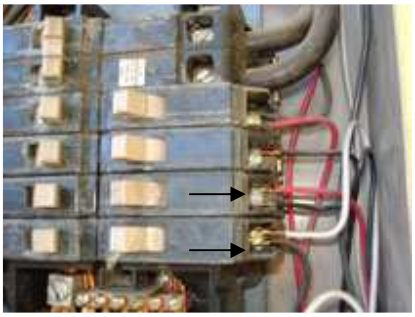
Generally speaking, the electrical system is in good order. All visible wiring within the home is copper. This is a good quality electrical conductor. All easily accessible lights, switches and outlets were tested during the inspection and operated properly unless otherwise noted below. Recommend installing ground fault circuit interrupter (GFCI) devices, which are specially designed receptacles which trip when a hazardous condition exists. They are required in new homes near sinks & tubs, in kitchens and bathrooms, garage interiors, exterior, spas, and crawl spaces. As a safety upgrade, recommend GFCI's be installed in all areas where this safety device is currently required. As an improvement, recommend upgrading the bare bulb light fixtures in closets with fixtures that have protective lenses. Recommend all electrical repairs and improvements be performed by a competent licensed contractor.

RECOMMENDATIONS / OBSERVATIONS

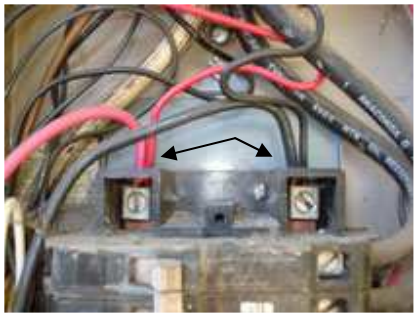
ELECTRICAL

- **Repair:** Most of the breakers in the main distribution panel have two wires (circuits) entering them. Recommend any circuits within the main distribution panel that are doubled up (referred to as "double taps") be separated. Ideally each circuit should be served by a separate breaker to prevent the possibility of the wiring overheating at the connection to the breaker. This condition exists because more wiring than designed was added to this panel. Recommend the panel be replaced with a new, larger panel.
- **Safety Issue:** Distribution wiring was observed connected directly to the lugs above the breakers, bypassing a safe connection to breakers. This condition is a fire hazard. All household wires/circuits should be protected by properly sized fuses or breakers. Recommend further investigation and improvement by a licensed electrician.
- **Repair:** Three prong outlets without a functioning ground were observed in all areas of the home except for above the kitchen counters, the laundry, the living room AC, right of the fireplace, and in the master bedroom, bath and shop wall. For added safety, recommend an operating ground be installed on all three prong outlets, or these outlets replaced with new two prong outlets. Three prong outlets which are ungrounded may encourage the use of a grounded plug. Appliances with three prong plugs are designed to be plugged into an outlet with an operating ground.
- **Repair:** Two outlets with reversed polarity (i.e. it is wired backwards) were observed in the NE corner of the living room. Recommend reverse polarity outlets be further investigated and improved.
- **Repair:** The hall bathroom outlet was inoperative. Recommend this outlet and circuit be further investigated and improved.
- **Repair:** Exterior outlets on the front porch ceiling and the rear exterior wall do not have a weatherproof cover installed. Recommend all exterior outlets be protected with weatherproof covers.
- **Improve:** An open junction box was observed in the attic above the master bedroom. Recommend all junction boxes be fitted with cover plates, in order to protect the wire connections.

- **Improve:** A missing outlet cover plate was observed in the attic near the attic access ladder, and a missing switch plate was observed at the attic fan switch in the attic. Recommend all electrical boxes, switches and outlets be fitted with cover plates where missing.
- **Safety Issue:** Unprotected wiring was observed in the front entry and SW bedroom closets, and the rear shop. For added safety, recommend wiring exposed on interior or exterior finishes be relocated inside walls or protected by conduit.
- **Improve:** The rear porch ceiling light was covered with tape. Recommend tape be removed.
- **Improve:** Recommend a cover be installed on the phone box in the east eve if this box is currently being used.
- **Repair:** A loose outlet box was observed in the cabinet above the range. Recommend the box be properly secured and the wiring protected.

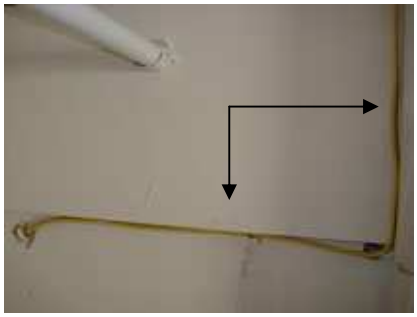


Double Taps

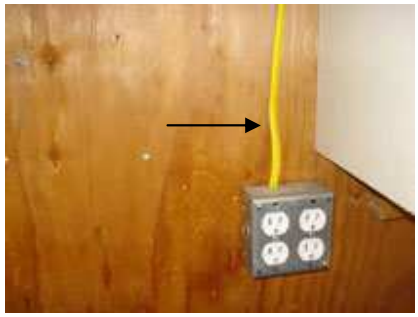


No Breakers

Loose Box



Unprotected Wiring



Missing Weather Covers

Open Junction Box

- **Phone Box Cover Missing**

LIMITATIONS OF ELECTRICAL INSPECTION

Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection is not a guarantee or warranty of any kind. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, clocks, smoke/heat detectors or other components which are not part of the primary electrical power distribution system. Observed electrical components are considered to be in acceptable condition unless stated otherwise. As an improvement, consider installing ground fault circuit interrupter (GFCI) devices if not already installed on the exterior, garage, crawlspace, or within 6 feet of any sinks in bathrooms, kitchens, laundry rooms, or other sources of water or moisture. A ground fault circuit interrupter offers additional protection from shock hazards.

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following:

- Electrical components concealed behind finished surfaces or in areas deemed inaccessible by the inspector were not observed. The main disconnect was visually observed to be in acceptable condition but was not operated.
- Only a representative sampling of outlets and light fixtures were tested. Outlets, switches or other electrical components obstructed by furniture or storage are not tested.
- Motion detector and other electronically controlled light fixtures are not tested.
- Existing labeling of the circuits in the circuit breaker boxes can not be verified during a home inspection. Recommend all circuits be identified by accurate labeling.
- Contact with electrical equipment can be hazardous. Shut off all electrical power to equipment before attempting to do any maintenance or repairs.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating System

DESCRIPTION OF HEATING SYSTEM

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Trane •BTU Rating 100K•# Of Zones: 1 •Estimated Age: 12 yrs
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork •Ceiling Registers

HEATING OBSERVATIONS

The heating system is in generally good condition, and operated properly when tested at the time of the inspection. Adequate heating capacity should be provided by the system. Heat distribution within the home was adequate in most areas. A heat source was observed in all rooms. The heating system operating controls functioned properly at the time of the inspection. Thermostat accuracy is not tested. A licensed heating contractor should be engaged if a more technical evaluation of the heating system is desired. Recommend the heating system be cleaned, adjusted and serviced on an annual basis as regular maintenance. If the furnace has not been serviced in the last year, recommend it be serviced before use. Adding carbon monoxide detectors to the home would provide an extra margin of safety. The furnace was located in the attic. The filter was located in the return air grill(s). Recommend all heating repairs and improvements be performed by a competent licensed contractor.

RECOMMENDATIONS / OBSERVATIONS

HEATING

- **Improve:** The louvered registers for many of the ceiling heating duct were missing. Recommend registers be installed where missing.
- **Improve:** The master bedroom west ceiling supply vent had less air pressure than other vents. Balancing the system air flow can sometimes be accomplished by closing down the louvers on grills where pressure is high or not needed. If this does not improve air pressure, a heating contractor should be consulted for further investigation and improvements.
- **Improve:** Because the furnace thermostat is located in the area of the front entry door, cold air from opening of the door can adversely affect the operation of the heating system. Recommend the thermostat be located in an area away from exterior doors.

Ceiling Grills Missing Various Rooms

LIMITATIONS OF HEATING INSPECTION

The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. Recommend a competent licensed heating specialist be engaged if a more technical evaluation of the heat exchanger and other components is desired.

As described in your inspection contract, this is a visual inspection only. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. Observed heating components are considered to be in acceptable condition unless stated otherwise. The inspection is limited by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance cannot always be determined.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected unless previous arrangements have been made.
- Wood stoves, pellet stoves, gas stoves and fireplaces not operating at the time of the inspection can only be visually inspected. Flue draw and appliance effectiveness cannot be verified during the inspection.
- Thermostat accuracy is not determined during a home inspection.
- A detailed evaluation of the furnace heat exchanger for cracks or holes is beyond the scope of this inspection, as this can only be done by dismantling the unit or by other technical procedures.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R11 Fiberglass
Exterior Wall Insulation:	•Not Visible
Floor Cavity Insulation:	•Slab (no insulation visible)
Vapor Retarders:	•Unknown, Not Visible
Roof Ventilation:	•Roof Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

The attic space was entered. Visible insulation levels are typical for a building of this age and construction. Exterior wall insulation levels were not visible. Recommend all insulation and ventilation improvements be performed by a competent licensed contractor.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

INSULATION/VENTILATION

- **Improve:** Missing attic insulation was observed in areas above the kitchen and hallway. Recommend insulation be installed where missing.
- **Improve:** Consider improving the level of insulation in the attic to R30 to help lower heating costs. Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- **Improve:** Attic ventilation consists of 3 roof vents and a window at the rear gable end that opens. A fan has been installed in front of the window in the attic. If the window is not open, cross ventilation is inadequate. To open the window, one must enter the attic. An open window could allow access by birds, animals and insects. Recommend the window be replaced with a screened gable end vent, and soffit vents added to allow for adequate cross ventilation. Recommend further investigation and improvement by a licensed contractor.
- **Improve:** Screened louvers have been installed under the front single pane fixed glass windows. Plywood panels on the inside of the home are designed to hinge open to allow air through the louvers. This area most likely allows cold to pass into the house interior. Recommend the louvered area be covered and insulated, and the windows replaced with screened opening dual pane windows to prevent heat loss through this area.

Missing Ceiling Insulation

Replace Window With Gable Vent

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

Observed insulation and ventilation components are considered to be in acceptable condition unless stated otherwise. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report. Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply •Static Water Pressure: 80 lbs.
Service Pipe to House:	•Not Visible
Main Water Valve Location:	• Meter
Interior Supply Piping:	•Steel
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Steel •Cast Iron •Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: American •Estimated Age: 8 yrs
Water Heater Vents/Flues:	•Metal-Multi Wall

PLUMBING OBSERVATIONS

The visible areas of the plumbing system were in generally good condition. The piping system within the home, where both the supply and waste components were visible, is an average quality system, typical of when the house was built. The functional flow supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. All drains, waste piping, traps and toilets were observed and tested for function, and drained and flushed properly at the time of the inspection unless stated otherwise. The water heater operating controls were in good condition and performed properly at the time of the inspection. Recommend all plumbing repairs and improvements be performed by a competent licensed contractor.

RECOMMENDATIONS / OBSERVATIONS

PLUMBING

- **Improve:** Recommend exposed water heater supply lines in the attic be insulated where missing to prevent freezing. Areas of missing pipe insulation were observed near the attic access.

- **Improve:** The rear hose bib (exterior faucet) was not frost proof. Recommend frost proof hose bibs be added where not already installed to prevent the possibility of freezing.
- **Repair:** No trap was observed in the drain pipe designed for the washing machine in the visible areas. Recommend confirmation that a trap exists, and if not, a trap installed to prevent sewer gases from escaping from the open end of the drain.
- **Repair:** A large plumbing vent observed in the attic near the attic access was not properly connected. Recommend a licensed plumbing contractor be engaged for further investigation and improvement.

Plumbing Vent Loose Connection

Attic Supply Piping Not Insulated

PLUMBING INSPECTION COMMENTS AND LIMITATIONS

MAIN GAS SHUT OFF: The main gas shutoff valve is on the riser pipe between the ground and the gas meter. This valve should be turned 90 degrees (line up the holes) in order to shut off the gas. When the valve is perpendicular to the pipe, the gas valve is in the off position. A wrench will be required to operate this valve in the event of an emergency.

GAS SAFETY: If you smell gas in your home, leave immediately. Open all doors and do not operate light switches or the telephone which may create a spark and cause an explosion. Call your gas service provider or the fire department from another location and remain away from your home until it has been declared safe.

As described in your inspection contract, this is a visual inspection only. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. Observed plumbing components are considered to be in acceptable condition unless stated otherwise. Recommend required permits be obtained from the seller if the water heater has been recently replaced. The inspection is limited by (but not restricted to) the following:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. If further investigation is desired, a licensed plumber can be engaged for a video inspection of waste pipe interiors. Clothes washing machine valves are not operated if there is no washing machine.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems (including septic systems) are not inspected. Septic systems should be certified for proper operation by a septic contractor. Interiors of water heater flues are not inspected.
- Stopped up drains or waste lines, malfunction or leakage of plumbing fixtures can occur at any time. Observed visible conditions are limited to the time of the inspection only. Tub and sink overflows are not tested.
- Water heater capacity is noted, but actual gallons of heated water delivered is beyond the scope of the inspection. Estimating water heater life is beyond the scope of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior Components

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Casement •Sliders •Fixed Pane •Single Pane •Double Glazed
Doors:	•Wood-Hollow Core •Bi-Fold

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in generally good condition. Typical cosmetic flaws were observed in some areas. Most tested doors and windows operated properly at the time of the inspection.
No water stains or signs of leakage were observed around the windows at the time of the inspection.
No visible signs of mold or mildew were observed during the inspection, but mold can be present in areas not observed or visible. See "Environmental Information" for further information. Smoke detectors should be present and operational, and tested as regular maintenance. For added safety, smoke detectors over 10 years old should be replaced, and additional smoke detectors installed in all sleeping and living areas where missing. Recommend all interior repairs and improvements be performed by a competent licensed contractor.

RECOMMENDATIONS / OBSERVATIONS

INTERIOR

- **Repair:** The laundry closet area window crank did not operate. Recommend the crank be repaired so the window opens properly.
- **Repair:** A hole was observed in the SW bedroom window screen, and the screening was pulling loose at the bottom of the center bedroom window. No screens were observed on the older crank windows. Recommend screen improvements.
- **Repair:** The lock on the hall bathroom door was not operating. If a lock is desired, recommend the lock be repaired or replaced.
- **Improve:** Recommend the SW bedroom and center bedroom closet doors be adjusted or improved to prevent them from scraping the door jamb.
- **Improve:** Door bumpers are recommended where they have not been installed. Bumpers help prevent door knobs from damaging wall surfaces.
- **Improve:** Some of the built in drawers in the front bedroom were stuck. Recommend improvement so all drawers operate easily.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the Pre-Inspection Agreement, this is a visual inspection only. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection is not a guarantee or warranty of any kind. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, window coverings, architectural appeal and color are outside the scope of this inspection. Pet urine cannot always be detected, and carpet steam cleaning will sometimes activate the smell associated with pet urine. Comments will be general, except where functional concerns exist. When replacing floor coverings on concrete slabs, expect to find some areas of cracking, which is typical. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings, storage and furniture. Proper cleaning and maintenance procedures for whirlpool type tubs and spas is required to prevent the growth and transmission of infectious bacteria. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Wall condition and floor covering damage may be concealed by furniture and large appliances such as washers, dryers and refrigerators.
- Safety glass cannot be positively determined during a home inspection.

- Telephone jacks and TV cables are not tested.
- Only a representative number of windows are operated. Windows with poor access due to furniture placement, storage, etc., are not tested for operation.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Gas Range •Microwave Oven •Dishwasher •Refrigerator •Clothes Washer •Clothes Dryer

Laundry Facility: •240 Volt Circuit for Dryer •Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

APPLIANCE OBSERVATIONS

Appliance testing and inspection is not included in the Standards of Professional Practice for Arizona Certified Home Inspectors. Appliances have been observed as a courtesy to the buyer.
All appliances that were tested responded satisfactorily at the time of the inspection. Kitchen appliances are tested for operation only. The temperature calibration, operation of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of the inspection. Self cleaning feature of ovens is not tested. Recommend all appliance repairs and improvements be performed by a competent licensed appliance specialist.

RECOMMENDATIONS / OBSERVATIONS

APPLIANCES

- **Repair:** Recommend a clothes dryer vent hood be installed where the dryer vent pipe terminates on the exterior wall.

Dryer Vent Hood Missing

LIMITATIONS OF APPLIANCE INSPECTION

The inspection does not include appliance timers, clocks, or self cleaning ovens. Stove burners and elements are only tested in the "high" position. Dishwashers are operated in water saving modes only. Observed appliances are considered to be in acceptable condition unless stated otherwise.

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following:

- Thermostats, timers and other specialized features and controls are not tested.
- Kitchen appliances are tested for operation only. The temperature calibration, operation of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of the inspection. Self cleaning feature of ovens is not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces & Solid Fuel Burning Appliances

DESCRIPTION OF FIREPLACES & SOLID FUEL BURNING APPLIANCES

Fireplaces: •Gas
Vents, Flues, Chimneys: •Metal Flue Multi-Wall

FIREPLACES & SOLID FUEL BURNING APPLIANCE OBSERVATIONS

The gas fireplace blower operated properly at the time of the inspection.
Blower is designed to come on after the fireplace reaches a specific temperature. Controls are underneath the fireplace.
Recommend all gas appliance repairs and improvements be performed by a competent licensed contractor.

RECOMMENDATIONS / OBSERVATIONS

FIREPLACES/WOODSTOVES

- **Improve:** Gas appliances should have an accessible shut off valve on the gas supply line to the appliance. No shutoff valve was observed. Recommend further investigation and installation of an accessible shut off valve by a licensed plumbing contractor.

LIMITATIONS OF FIREPLACE & SOLID FUEL BURNING APPLIANCE INSPECTION

Observed fireplace an wood stove components are considered to be in acceptable condition unless stated otherwise. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following:

- Fireplaces and Wood Stoves are not tested for operation if not already in use at the time of the inspection.
- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ❑ Change the locks on all exterior entrances, for improved security.
- ❑ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ❑ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ❑ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ❑ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ❑ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ❑ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ❑ Install rain caps and vermin screens on all chimney flues, as necessary.
- ❑ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ❑ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ❑ Examine heating/cooling air filters and replace or clean as necessary.
- ❑ Inspect and clean humidifiers and electronic air cleaners.
- ❑ If the house has hot water heating, bleed radiator valves.
- ❑ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ❑ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ❑ Repair or replace leaking faucets or shower heads.
- ❑ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ❑ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ❑ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ❑ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ❑ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ❑ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

- ❑ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ❑ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ❑ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ❑ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ❑ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ❑ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ❑ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ❑ Replace or clean exhaust hood filters.
- ❑ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ❑ Replace smoke detector batteries.
- ❑ Have the heating, cooling and water heater systems cleaned and serviced.
- ❑ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ❑ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ❑ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ❑ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

STANDARDS OF PROFESSIONAL PRACTICE
For Arizona Certified Home Inspectors
Adopted by AZ ASHI Effective January 1, 2002

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

---

1. **INTRODUCTION**

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

1.2 These Standards of Practice

A. provide inspection guidelines.

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

2. **PURPOSE AND SCOPE**

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

2.2 **Inspectors shall:**

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

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.

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

C. 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:**
A. structural components including:
foundation.
floors.
walls.
columns.
ceilings.
roofs.
4.2 **The Inspector shall:**
A. describe the type of:
foundation.
floor structure.
wall structure.
columns.
ceiling structure.
roof structure.
B. probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.
C. enter underfloor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.
D. report the methods used to inspect underfloor crawl spaces and attics.
E. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

5. SYSTEM: EXTERIOR

5.1 **The inspector shall observe:**
A. wall cladding, flashings and trim.
B. entryway doors and representative number of windows.
C. garage door operators.
D. decks, balconies, stoops, steps, areaways, and porches including railings.
E. eaves, soffits and fascias.
F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.
5.2 **The inspector shall:**
A. describe wall cladding materials.
B. operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator.
C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 **The inspector is NOT required to observe:**

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

6. **SYSTEM: ROOFING**

6.1 **The inspector shall observe:**

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

6.2 **The inspector shall:**

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

6.3 **The inspector is NOT required to:**

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

7. **SYSTEM: PLUMBING**

7.1 **The inspector shall observe:**

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

7.2 **The inspector shall:**

A. describe:
water supply and distribution piping materials.
drain, waste and vent piping materials.
water heating equipment.
B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.

7.3 **The inspector is NOT required to:**

A. state the effectiveness of anti-siphon devices.
B. determine whether water supply and waste disposal systems are public or private.
C. operate automatic safety controls.
D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
E. observe:

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:**
A. service entrance conductors.
B. service equipment, grounding equipment, main overcurrent device, main and distribution panels.
C. amperage and voltage ratings of the service.
D. branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
E. the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.
G. the operation of ground fault circuit interrupters.
8.2 **The inspector shall:**
A. describe:
service amperage and voltage.
service entry conductor materials.
service type as being overhead or underground.
location of main and distribution panels.
B. report any observed aluminum branch circuit wiring.
8.3 **The inspector is NOT required to:**
A. insert any tool, probe or testing device inside the panels.
B. test or operate any overcurrent device except ground fault interrupters.
C. dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels.
D. observe
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:**
A. 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:**
A. describe:
energy source.
heating equipment and distribution type.
B. operate the systems using normal operating controls.
C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.
9.3 **The inspector is NOT required to:**
A. operate heating systems when weather conditions or other circumstances may cause equipment damage.
B. operate automatic safety controls.
D. ignite or extinguish solid fuel fires.
E. observe:

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:**

A. central air conditioning including:
cooling and air handling equipment.
normal operating controls.
B. 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:**

A. describe:
energy sources.
cooling equipment type.
B. operate the systems using normal operating controls.
C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 **The inspector is NOT required to:**

A. operate cooling systems when weather conditions or other circumstances may cause equipment damage.
B. observe non-central air conditioners.
C. observe the uniformity or adequacy of cool-air supply to the various rooms.

11. **SYSTEM: INTERIORS**

11.1 **The inspector shall observe:**

A. walls, ceiling and floors.
B. steps, stairways, balconies and railings.
C. counters and a representative number of cabinets.
D. a representative number of doors and windows.
E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
F. sumps.

11.2 **The inspector shall:**

A. operate a representative number of primary windows and interior doors.
B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3 **The inspector is NOT required to observe:**

A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
B. carpeting.
C. draperies, blinds or other window treatments.
D. household appliances.
E. recreational facilities or another dwelling unit.

12. **SYSTEM: INSULATION & VENTILATION**

12.1 **The inspector shall observe:**

A. insulation and vapor retarders in unfinished spaces.
B. ventilation of attics and foundation areas.
C. kitchen, bathroom, and laundry venting systems.

12.2 **The inspector shall describe:**

A. insulation and vapor retarders in unfinished spaces.
B. absence of same in unfinished space at conditioned surfaces.

12.3 **The inspector is NOT required to report on:**

A. concealed insulation and vapor retarders.
B. venting equipment which is integral with household appliances.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

Immediate Major Repair: A major defect, which if not quickly addressed, will be likely to do any of the following:
worsen appreciably, cause further damage or be a serious hazard to health and/or personal safety

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

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

Major Defect: A system or component that is unsafe or not functioning

Normal Operating Controls: Homeowner operated devices such as a thermostat, wall switch or safety switch.

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

On-site Water Supply Quality: Water quality is based on the bacterial, chemical, mineral and solids content of the water.

On-site Water Supply Quantity: Water quantity is the rate of flow of water.

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

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

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

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

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

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

Safety Glazing: Tempered glass, laminated glass, or rigid plastic.

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

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

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

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

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

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

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