



Inspection Report

John Smith

Property Address:
49028 North Main Sreet
New River AZ 85087



49028 North 13th Ave

Inspection Services LLC

Gary T. Heller #43145
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Date: 7/5/2014	Time:	Report ID:
Property: 49028 North Main Sreet New River AZ 85087	Customer: John Smith	Real Estate Professional: Diane Heller Bella Terra Realty

Comment Key or Definitions

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

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

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

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

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

Standards of Practice:

Arizona Standards of Professional Practice for Home Inspections.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Style of Home:

Ranch

Approximate age of building:

21 years

Home Faces:

East

Temperature:

100 degrees

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

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IN NI NP RR Inspection Items

1.0 ROOF COVERINGS

Roof Covering: Asphalt/Fiberglass Shingles

Viewed roof covering from: Walked roof

Comments:

 While the condition of the house roof covering was functional during todays inspection. There is some granular loss noted around the air conditioning unit. Keep in mind the inspection is only a snapshot of the current condition. These conditions can change from hail, wind or someone walking on the roof. If you feel any of these actions have taken place after todays inspection, I recommend the roof be reinspected prior to close of escrow.

The patio roof was functional. There is some alligatoring and mumping beginning to occur. Rolled roofing normally has about a 15 year life span. Recommend continued evaluation and repair as necessary

IN NI NP RR Inspection Items



granular loss



alligatoring



mumping

1.1 UNDERLAYMENT

Comments:

Where visible, the underlayment was functional.

IN NI NP RR Inspection Items

1.2 FLASHINGS

Comments:

Condition of the flashing, where visible, was satisfactory during todays inspection.

1.3 ROOF DRAINAGE SYSTEMS

Comments:

The roof draining system may have several components ranging from gutters and downs spouts, to valley flashing underneath tiles and shingles. The visible components of the roof drainage system were satisfactory during todays inspection. Recommend annual evaluation by a qualified roofing contractor.

1.4 CHIMNEYS, SKYLIGHTS, AND ROOF PENETRATIONS

Sky Light(s): None

Comments:

The condition of the roof penetrations was satisfactory during todays inspection. Keep in mind that these are areas susceptible to leakage. Recommend continued monitoring and repair as necessary.

1.5 SIGNS OF LEAKS OR ABNORMAL CONDENSATION

Comments:

IN NI NP RR Inspection Items

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

2. Exterior


The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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IN	NI	NP	RR	Inspection Items
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2.0 WALL CLADDING FLASHING AND TRIM Siding Style: Wood Siding Siding Material: Wood Gate: Chain Link Fence: Chain Link, Barbed Wire Comments:
IN	NI	NP	RR	Inspection Items

IN NI NP RR

Inspection Items

 (1) There has been some patching of the wall cladding above the garage. Recommend budgeting to paint the exterior cladding.



patching




patching

IN NI NP RR

Inspection Items


IN NI NP RR

Inspection Items

 (2) Trim on the side of the garage door needs painted. Recommend painting by a qualified person.



paint trim

 (3) There is a gap between the wall and the eaves at the garage. Recommend evaluation and repair by a qualified person.




gap

2.1 DOORS (Exterior)

Exterior Entry Doors: Steel, Arcadia Sliding Door

Comments:

 Mandoor from the garage to the interior rubs. Recommend evaluation and repair by a qualified person.

2.2 WINDOWS

Comments:

The exterior of all windows was satisfactory during todays inspection.

IN NI NP RR

Inspection Items

IN NI NP RR


Inspection Items



2.3 BALCONIES, STOOPS, STEPS, SIDEWALKS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Appurtenance: Porch, Sidewalk, Patio

Comments:

 Front porch concrete has shifted from the head wall and is sloping causing a gap at the ceiling.

Patio concrete has a large crack.

Recommend these items be evaluated by a qualified contractor.



crack

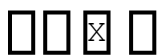


2.4 DRIVEWAY

Driveway: Gravel

Comments:

The condition of the driveway was satisfactory during todays inspection.



2.5 DECK

Comments:

IN NI NP RR

Inspection Items


IN NI NP RR

Inspection Items

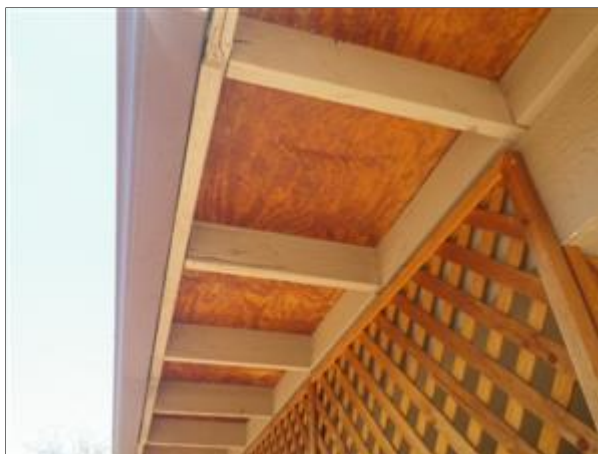


2.6 EAVES, SOFFITS AND FASCIAS

Comments:

 (1) The paint on the eaves has failed in some areas and there is no paint on a section of the eaves at the patio.

Fascia board needs to be painted. Recommend painting of these items by a qualified person.




no paint

IN NI NP RR

Inspection Items

IN NI NP RR

Inspection Items


 (2) There is a section of the eave at the patio that has lifted and needs to be re-secured. Recommend repair by a qualified person.



lifted


2.7 GRADING AND DRAINAGE

Comments:

 There is a negative slope at the back of the house. This can cause or contribute to water intrusion or deterioration. I recommend monitoring during a rain season and correcting landscape to drain water away from home.


2.8 FENCE AND GATE

Comments:

 Fence and gate needs repair in several areas. Recommend evaluation and repair by a qualified person.

2.9 VEGETATION

Comments:

 The landscape bushes/trees are touching the house in several areas. Recommend they be trimmed back so they are not in contact with the wall cladding.



trim bushes

IN NI NP RR

Inspection Items

IN NI NP RR **Inspection Items**

 2.10 RETAINING WALL

Comments:

The condition of the retaining wall was satisfactory during todays inspection.



retaining wall

IN NI NP RR **Inspection Items**

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3. Garage

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IN NI NP RR Inspection Items

3.0 GARAGE CEILINGS

Comments:

 The firewall between the garage ceiling and the house is compromised by the wooden scuttle cover. The scuttle should be made of 5/8" dry wall or a non flammable product. This is considered unsafe until corrected. A qualified person should correct for safety.



wood scuttle

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments:


The garage walls, where visible, were in good condition during todays inspection. These walls appear to be freshly painted. Fresh paint can hide water stains. Recommend consulting seller.

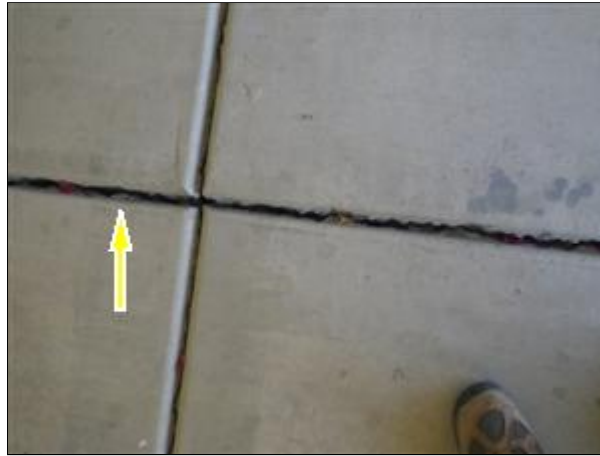
3.2 GARAGE FLOOR

Comments:

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

 The garage floor has some settlement cracking. Cracking is normal for the age of the home but some of these crack are beyond an 1/8" wide. The east section of the floor is slightly higher than the west end. The east section of the garage door does not seal because the floor is not level. Recommend evaluation of the garage floor by a certified concrete contractor to insure the integrity of the floor.



lifted



no seal



cracking

3.3 GARAGE DOOR (S)


IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

Garage Door Type: One automatic


Garage Door Material: Metal

Comments:

 The weather seal on the garage door needs replaced and the door has minor damage. Recommend repair by a qualified garage door contractor.

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME


Comments:

 The occupant door from inside garage to inside the home does not close and latch automatically. If the door is not in the closed position should a fire occur in garage, the occupant door does not afford protection until fireman arrive. Recommend repair by a qualified person.

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Auto-opener Manufacturer: GENIE

Comments:

 The garage door will not close automatically unless the switch is held down. Recommend evaluation and repair by a qualified garage door contractor.

IN NI NP RR Inspection Items

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4. Interiors

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

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IN NI NP RR Inspection Items

4.0 CEILINGS

Ceiling Materials: Drywall


Comments:

The ceilings, where visible, were in good condition during todays inspection.

4.1 WALLS

Wall Material: Drywall

Comments:

 There are settlement cracks on the wall in the hall bath near the door and above the master bedroom closet door. Cracks have been patched above the toilet in the master bath. Recommend continued monitoring and repair as necessary.

4.2 FLOORS

Floor Covering(s): Carpet, Linoleum

Comments:

The floors, where visible, were in good condition during todays inspection.

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS


Comments:

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Cabinetry: Wood

Countertop: Laminate

Comments:

 The countertop around the kitchen sink needs to be re-caulked at the wall.

Countertops in the laundry are not attached to the base.

Recommend repair by a qualified person.

IN NI NP RR Inspection Items



need caulk

☐☐☐☒ 4.5 DOORS (REPRESENTATIVE NUMBER)

Interior Doors: Hollow core, Raised panel, Pocket Doors

Comments:

👉 The interior door in the hall bath does not latch.

The interior door at the master bedroom closet rubs.

Door from laundry to hallway rubs.

Door to the toilet in the master bedroom is not plumb.

Recommend repair of these items by a qualified person.

☐☐☐☒ 4.6 WINDOWS (REPRESENTATIVE NUMBER)

Window Types: Sliders, Single pane

Comments:

👉 The east dining room window rubs.

Garage window needs rollers and the screen is missing.

There is no screen in the east window of the den.

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

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, 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 observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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IN NI NP RR Inspection Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Foundation: Poured concrete slab on grade

Comments:

The foundation, where visible was in good condition during todays inspection.

5.1 WALLS (Structural)

Wall Structure: Wood


Comments:

The walls structure, where visible were in good condition during todays inspection.

5.2 COLUMNS OR PIERS

Columns or Piers: Wood piers

Comments:

 There are several structural issues that cause concern. The concrete has shifted and is cracked at the garage floor.

The concrete has shifted and is cracked at the front porch.

The concrete has shifted and is cracked at the back patio.

There are several interior doors rubbing.

There are gaps between the head wall and ceiling at the front porch.

There are gaps between the wall and the eaves at the side door of the garage.

There is some cracking in the interior walls.

Recommend these issues be evaluated by a qualified structural engineer.

5.3 FLOORS (1ST STORY)

Floor Structure 1st story: Slab

Comments:

The floors, where visible, were in good condition during todays inspection.

5.4 FLOORS (SECOND STORY)

Comments:

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

5.5 CEILINGS (structural)

Ceiling Structure: 2X6

Comments:

The ceiling, where visible, was in good condition during todays inspection.

5.6 ROOF STRUCTURE AND ATTIC

Roof Structure: Engineered wood trusses

Roof-Type: Gable, Shed

Attic info: Attic access, Scuttle hole, No Storage

Method used to observe attic: Partially Walked

Comments:

Where visible, the roof and attic structure were in good condition during todays inspection.



attic

IN NI NP RR Inspection Items

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

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home 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; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

I attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor clogs in the branch lines, or at the traps beneath sinks, tubs and showers to major blockages in the main line. The minor clogs are easily cleared, either by chemical means or by removing and cleaning out the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line.

For these reasons, I recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house or the cost of roofer service, which are usually relatively inexpensive. No attempt was made to locate drainage cleanout caps.

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IN NI NP RR Inspection Items

6.0 MAIN WATER SHUT-OFF DEVICE (Describe location and pressure)

Comments:

The main water shut off valve is located out front on the north side of the house. The supply piping and shut off valve are copper. Water pressure was measured at 45psi. Water pressure should be between 40 and 80 psi. Anytime pressure is above 80psi it is recommended that a regulator be installed to bring pressure back below 80 psi.

6.1 WATER SUPPLY PIPING, SUPPORTS AND INSULATION

Plumbing Water Supply (into home): Copper


Plumbing Water Distribution (inside home): Not visible

Comments:

IN NI NP RR Inspection Items

IN NI NP RR

Inspection Items

 PVC piping at the pressure tank is exposed and not properly supported. Recommend evaluation and repair by a qualified person.



pressure tank



piping



pump

6.2 FUNCTIONAL FLOW (water supply volume reasonable flow at the highest fixture operating several fixtures at the same time)

Comments:

IN NI NP RR

Inspection Items

IN NI NP RR Inspection Items

Functional flow was tested by operating several fixtures at one time and noting the amount of flow at the highest fixture. Functional flow test was satisfactory at the time of the inspection.

6.3 HOSE BIBS

Comments:

The hose bibs were in good condition during todays inspection.

6.4 DRAIN, WASTE AND VENT SYSTEMS

Plumbing Waste: ABS

Comments:

The drain and vent piping where visible, was in good condition during todays inspection.

6.5 FUNCTIONAL DRAINAGE (ability to vent and drain several fixtures at once)

Comments:

Functional drainage was tested by flooding several drains from common fixtures at the same time and noting if there is a back up in the drain. Functional drainage was satisfactory at the time of the inspection.


6.6 WATER HEATER, HOT WATER SYSTEMS, CONTROLS, (burner element must be 18" above floor if heater is in garage)

Water Heater Power Source: Electric

Manufacturer: AMERICAN

Water Heater Capacity: 50 Gallon (2-3 people)

Comments:

 The water heater has a gate valve that is frozen. Should water need to be shut off to the heater this valve will not operate. Recommend this valve be replaced with a ball valve by a qualified plumber.



frozen valve

6.7 TPR VALVE (include discharge tube size and termination)


Comments:

The Temperature and Pressure Relief valve on the water heater was in satisfactory condition at the time of the inspection. The discharge tubing is the correct size and routed to an approved location.

6.8 COMBUSTION AIR FOR THE GAS WATER HEATER

Comments:

IN NI NP RR Inspection Items

IN	NI	NP	RR	Inspection Items
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.9 CLASS "B" FLUES AND VENTS ON WATER HEATER Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6.10 TOILET Comments:  The toilet is loose at floor at the hall bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.11 SHOWER Comments: The condition of the showers was satisfactory during todays inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.12 BATH TUB Comments: The bath tubs were in satisfactory condition at the time of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.13 SINKS INCLUDING KITCHEN,BATHROOM AND LAUNDRY Comments: All sinks were satisfactory at the time of the inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.14 FAUCETS Comments: All faucets were satisfactory at the time of the inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6.15 CROSS CONNECTIONS OR ANY POSSIBILITY OF POTABLE WATER CONTAMINATION Comments:  A potential cross connection would be a missing high loop on a dishwasher, a hose bib without a anti siphon device or a faucet below the potential water line of a sink. There is no anti siphon device present on the hose bibs. Recommend they be installed by a qualified person.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.16 MAIN FUEL SHUT OFF (Describe Location) Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.17 FUEL DISTRIBUTION SYSTEMS (piping, venting, supports,) Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.18 SUMP PUMP Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.19 FUEL STORAGE Comments:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.20 SEPTIC TANK Comments:

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

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's 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; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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IN NI NP RR Inspection Items

7.0 LOCATION OF MAIN AND DISTRIBUTION PANELS (no panels in closets or bathrooms)

Service Entrance Conductors: Not Visible
Panel phase and voltage: Single phase 110/220 volts
Branch Wiring 220 Volt Conductors (Double Pole): Copper
Dryer Power Source: 220 Electric
Comments:

The main panel box is located at the front of the house on the north side.



main panel

7.1 SERVICE ENTRANCE CONDUCTORS (from utility 12' above driveway 18" from roof to conductor) 3' from windows designed to be opened, balconies, porches etc.

Electrical Service Type: Overhead service
Comments:

The electrical service to the building, where visible, was is in satisfactory condition during today's inspection.

The service entrance conductors to the main panel, where visible, were in satisfactory condition during today's inspection.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

The service grounds, where visible, were in satisfactory condition during todays inspection.




7.2 MAIN BREAKER OR OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Panel capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: CUTLER HAMMER

Comments:

 The main panel door has a broken hinge. Recommend repair by a qualified person.



broken hinge



7.3 GROUNDS

Comments:

The grounds, where visible were in good condition during today's inspection.



7.4 CONDUCTORS

Comments:

The conductors, where visible, were in good condition during todays inspection.



7.5 BREAKERS

Comments:

The breakers where visible, were in good condition during todays inspection.



7.6 BRANCH CIRCUIT CONDUCTORS, OVER CURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Wiring Methods: Romex

Branch 110 Volt Conductors Single Pole: Copper

Comments:



7.7 OPERATION OF INTERIOR LIGHT FIXTURES, CEILING FANS

Comments:

Interior light fixtures and ceiling fans were in good condition during todays inspection.



7.8 OPERATION OF EXTERIOR FANS, LIGHT FIXTURES

Comments:

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

The exterior fixtures were in good condition during todays inspection.

7.9 INTERIOR AND EXTERIOR OUTLETS

Comments:

Outlets, including GFCI, were functional during todays inspection.

7.10 SWITCHES

Comments:

Switches were functional during todays inspection.

7.11 HVAC DISCONNECT

Comments:

 Flex conduit to the A/C disconnect is damaged. Recommend repair by a qualified contractor.



damaged conduit

7.12 DRYER OUTLET

Comments:

7.13 DOOR BELL

Comments:

 Door bell did not operate when tested. Recommend repair or replace by a qualified person.

7.14 SMOKE DETECTORS

Comments:

The smoke detector were not tested during todays inspection. Sometimes the detectors are connected to monitored alarms and often the batteries on detectors need to be replaced. I recommend all detectors be tested prior to moving in to home.

7.15 CARBON MONOXIDE DETECTORS

Comments:

I did not verify if there were both smoke and carbon monoxide detectors installed in the home. Sometimes the detectors are connected to monitored alarms and often the batteries on detectors need to be replaced. I recommend all detectors be tested prior to moving in to home.

IN NI NP RR Inspection Items

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

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for

example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home 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; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

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

IN NI NP RR Inspection Items

8.0 AIR CONDITIONING EQUIPMENT, COILS, DRAINS, PANS

Cooling Equipment Type: Heat Pump


Cooling Equipment Energy Source: Electricity

Central Air Manufacturer: TRANE

Total tonnage of a/c available when all units are working: 4 TONS

Number of AC Only Units: None

Comments:

 The condenser is dirty and the fins need combed.. This can cause higher pressures in the unit and increase utility bills. I recommend it be cleaned and serviced annually by a qualified HVAC Contractor.



comb fins

8.1 HEATING EQUIPMENT (36" max gas flex line)

Heat System Brand: TRANE

Heat Type: Heat Pump

Heat Energy Source: Electric

Number of Heat Systems (excluding wood): One

Comments:

The A/C or heat pump was not tested for proper operation in the heating mode due to the outside air temperature being over 65 degrees. Normally when a heat pump operates in the cooling mode it will operate in the heating mode. Recommend evaluation on a cooler day prior to the close of escrow.

8.2 FURNACE COMBUSTION AIR

Comments:

IN NI NP RR Inspection Items

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.3 AIR HANDLERS and EVAPORATIVE COOLERS Comments: The air handler functioned satisfactorily during the inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.4 NORMAL OPERATING CONTROLS Comments: The Thermostat(s) functioned properly during todays inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.5 SAFETY CONTROLS Comments: Safety controls on heating units are limit switches, thermocouples and over current protection. Heat pump safety controls can be the electrical disconnect. Often these devices are not visible. During the operation of the unit today the safety controls functioned properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.6 FILTERS Comments: The return air filter was in good condition during todays inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM Comments: The cooling source for each room was tested by measuring the temperature of the supply air at the registers. Cooling source was present at all registers during todays inspection.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.8 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM Comments: The heating unit is a heat pump. It is recommended that a heat pump not be operated in the heat mode in temperatures above 65 degrees. This unit was not tested in the heating cycle for this reason.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.9 DISTRIBUTION SYSTEMS (ducts and piping, with supports, insulation, registers, radiators) Ductwork: Insulated Filter Type: Washable Comments: The duct work, where visible, was in good condition during todays inspection. The return air filters were in good condition during todays inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.10 CLASS "B" CHIMNEYS, FLUES AND VENTS (for fireplaces, or heat systems) Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.11 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove) Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.12 GAS/LP FIRELOGS AND FIREPLACES Comments:

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


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

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

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

IN NI NP RR Inspection Items

- 9.0 INSULATION IN ATTIC**
Ventilation Crawl Space: None
Attic Insulation: Batt, Fiberglass
Waste Vent: ABS
Vapor Barrier: None Visible
Comments:
 The insulation has been moved around in the attic and never put back in the proper position. This leaves areas under insulated and increases energy costs. Recommend repair.
- 9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS INCLUDING CRAWL SPACE**
Ventilation Attic: Gable vents, Soffit Vents
Comments:
 The attic ventilation, including soffit, gable and passive, where visible, was in good condition during todays inspection.
- 9.2 INSULATION UNDER FLOOR SYSTEM**
Comments:
- 9.3 KITCHEN VENTING**
Comments:
 The vent fan in the kitchen is only at the microwave. That fan functioned properly during todays inspection.
- 9.4 LAUNDRY VENTING**
Comments:
 The vent fan in the laundry functioned properly during todays inspection.
- 9.5 BATHROOM VENTING**
Comments:
 The vent fans in the bathrooms functioned properly during todays inspection.
- 9.6 VAPOR BARRIER**
Comments:
 There is only insulation in the attic to act as a vapor barrier. There is no barrier under the insulation. House is built on a concrete slab and no barrier is visible.

IN NI NP RR Inspection Items

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

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

10. Built-In Kitchen Appliances

The home inspector is not required to observe and operate kitchen appliances. If the appliances were inspected in this report it is because the Inspector exceeded the requirements of the Arizona Standards of Practice.

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

IN NI NP RR Inspection Items

10.0 DISHWASHER

Dishwasher Brand: HOTPOINT


Comments:

The dishwasher was functional during todays inspection.

10.1 RANGES/OVENS/COOKTOPS

Range/Oven: GENERAL ELECTRIC

Comments:

 There is no anti tip device installed on the oven/range. This could be a safety hazard when small children are in the home. Recommend a anti tip device be installed by a qualified person.

10.2 RANGE HOOD

Exhaust/Range hood: RE-CIRCULATE

Comments:

10.3 GARBAGE DISPOSAL

Disposer Brand: NONE

Comments:

10.4 MICROWAVE COOKING EQUIPMENT

Built in Microwave: WHIRLPOOL

Comments:

The microwave operated satisfactory at the time of inspection.

IN NI NP RR Inspection Items

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

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

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General Summary



Inspection Services LLC

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Customer
John Smith

Address
49028 North Main Sreet
New River AZ 85087

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

1. Roofing

1.0 ROOF COVERINGS

Repair or Replace



While the condition of the house roof covering was functional during todays inspection. There is some granular loss noted around the air conditioning unit. Keep in mind the inspection is only a snapshot of the current condition. These conditions can change from hail, wind or someone walking on the roof. If you feel any of these actions have taken place after todays inspection, I recommend the roof be reinspected prior to close of escrow.




The patio roof was functional. There is some alligating and mumping beginning to occur. Rolled roofing normally has about a 15 year life span. Recommend continued evaluation and repair as necessary

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

2. Exterior

-  (1) There has been some patching of the wall cladding above the garage. Recommend budgeting to paint the exterior cladding.
-  (2) Trim on the side of the garage door needs painted. Recommend painting by a qualified person.
-  (3) There is a gap between the wall and the eaves at the garage. Recommend evaluation and repair by a qualified person.


2.1 DOORS (Exterior)

Repair or Replace

-  Mandoor from the garage to the interior rubs. Recommend evaluation and repair by a qualified person.

2.3 BALCONIES, STOOPS, STEPS, SIDEWALKS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace


-  Front porch concrete has shifted from the head wall and is sloping causing a gap at the ceiling.

Patio concrete has a large crack.


Recommend these items be evaluated by a qualified contractor.

2.6 EAVES, SOFFITS AND FASCIAS

Repair or Replace


-  (1) The paint on the eaves has failed in some areas and there is no paint on a section of the eaves at the patio.

Fascia board needs to be painted. Recommend painting of these items by a qualified person.

-  (2) There is a section of the eave at the patio that has lifted and needs to be re-secured. Recommend repair by a qualified person.

2.7 GRADING AND DRAINAGE

Repair or Replace

-  There is a negative slope at the back of the house. This can cause or contribute to water intrusion or deterioration. I recommend monitoring during a rain season and correcting landscape to drain water away from home.


2.8 FENCE AND GATE

Repair or Replace

-  Fence and gate needs repair in several areas. Recommend evaluation and repair by a qualified person.

2.9 VEGETATION


Repair or Replace

-  The landscape bushes/trees are touching the house in several areas. Recommend they be trimmed back so they are not in contact with the wall cladding.

3. Garage


3.0 GARAGE CEILINGS

Repair or Replace

-  The firewall between the garage ceiling and the house is compromised by the wooden scuttle cover. The scuttle should be made of 5/8" dry wall or a non flammable product. This is considered unsafe until corrected. A qualified person should correct for safety.

3.2 GARAGE FLOOR

Repair or Replace

-  The garage floor has some settlement cracking. Cracking is normal for the age of the home but some of these crack are beyond an 1/8" wide. The east section of the floor is slightly higher than the west end. The east section of the

3. Garage

garage door does not seal because the floor is not level. Recommend evaluation of the garage floor by a certified concrete contractor to insure the integrity of the floor.

3.3 GARAGE DOOR (S)

Repair or Replace



The weather seal on the garage door needs replaced and the door has minor damage. Recommend repair by a qualified garage door contractor.

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace



The occupant door from inside garage to inside the home does not close and latch automatically. If the door is not in the closed position should a fire occur in garage, the occupant door does not afford protection until fireman arrive. Recommend repair by a qualified person.

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Repair or Replace



The garage door will not close automatically unless the switch is held down. Recommend evaluation and repair by a qualified garage door contractor.

4. Interiors

4.1 WALLS

Repair or Replace



There are settlement cracks on the wall in the hall bath near the door and above the master bedroom closet door. Cracks have been patched above the toilet in the master bath. Recommend continued monitoring and repair as necessary.

4.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace



The countertop around the kitchen sink needs to be re-caulked at the wall.

Countertops in the laundry are not attached to the base.

Recommend repair by a qualified person.

4.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace



The interior door in the hall bath does not latch.

The interior door at the master bedroom closet rubs.

Door from laundry to hallway rubs.

Door to the toilet in the master bedroom is not plumb.

Recommend repair of these items by a qualified person.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace



The east dining room window rubs.

Garage window needs rollers and the screen is missing.

4. Interiors

There is no screen in the east window of the den.

5. Structural Components

5.2 COLUMNS OR PIERS

Repair or Replace



There are several structural issues that cause concern. The concrete has shifted and is cracked at the garage floor.

The concrete has shifted and is cracked at the front porch.

The concrete has shifted and is cracked at the back patio.

There are several interior doors rubbing.

There are gaps between the head wall and ceiling at the front porch.

There are gaps between the wall and the eaves at the side door of the garage.

There is some cracking in the interior walls.

Recommend these issues be evaluated by a qualified structural engineer.

6. Plumbing System

6.1 WATER SUPPLY PIPING, SUPPORTS AND INSULATION

Repair or Replace



PVC piping at the pressure tank is exposed and not properly supported. Recommend evaluation and repair by a qualified person.

6.6 WATER HEATER, HOT WATER SYSTEMS, CONTROLS, (burner element must be 18" above floor if heater is in garage)

Repair or Replace



The water heater has a gate valve that is frozen. Should water need to be shut off to the heater this valve will not operate. Recommend this valve be replaced with a ball valve by a qualified plumber.

6.10 TOILET

Repair or Replace



The toilet is loose at floor at the hall bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

6.15 CROSS CONNECTIONS OR ANY POSSIBILITY OF POTABLE WATER CONTAMINATION

Repair or Replace



A potential cross connection would be a missing high loop on a dishwasher, a hose bib without a anti siphon device or a faucet below the potential water line of a sink.

There is no anti siphon device present on the hose bibs. Recommend they be installed by a qualified person.

7. Electrical System

7.2 MAIN BREAKER OR OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

-  The main panel door has a broken hinge. Recommend repair by a qualified person.

7.11 HVAC DISCONNECT

Repair or Replace

-  Flex conduit to the A/C disconnect is damaged. Recommend repair by a qualified contractor.

7.13 DOOR BELL


Repair or Replace

-  Door bell did not operate when tested. Recommend repair or replace by a qualified person.

8. Heating / Central Air Conditioning

8.0 AIR CONDITIONING EQUIPMENT, COILS, DRAINS, PANS


Repair or Replace

-  The condenser is dirty and the fins need combed.. This can cause higher pressures in the unit and increase utility bills. I recommend it be cleaned and serviced annually by a qualified HVAC Contractor.

9. Insulation and Ventilation

9.0 INSULATION IN ATTIC


Repair or Replace

-  The insulation has been moved around in the attic and never put back in the proper position. This leaves areas under insulated and increases energy costs. Recommend repair.

10. Built-In Kitchen Appliances

10.1 RANGES/OVENS/COOKTOPS

Repair or Replace

-  There is no anti tip device installed on the oven/range. This could be a safety hazard when small children are in the home. Recommend a anti tip device be installed by a qualified person.

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

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