

# Az Superior Home Inspections

**"The Right Choice!"**

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## **CONFIDENTIAL INSPECTION REPORT**

PREPARED FOR:

**Example**

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### **INSPECTION ADDRESS**

Example , Phoenix, Arizona 85050

### **INSPECTION DATE**

8/25/2012 9:30 am to 3:30 pm



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## GENERAL INFORMATION

**Inspection Address:** Example , Phoenix, Arizona 85050  
**Inspection Date:** 8/25/2012 Time: 9:30 am to 3:30 pm  
**Weather:** Recent Rainfall - Temperature at time of inspection: 100-110 Degrees

**Inspected by:** Bryan Snyder #54170

**Client Information:** Example  
Example, Phoenix, Arizona 85050  
Phone: 602-708-4690  
EMail: bryan.snyder@azsuperiorhomeinspections.com

**Structure Type:** Wood Frame  
**Foundation Type:** Slab  
**Furnished:** Yes  
**Number of Stories:** Two

**Structure Style:** Single Family Home

**Structure Orientation:** South

**Estimated Year Built:** 1995  
**Unofficial Sq.Ft.:** 2000

**People on Site At Time of Inspection:** Buyer(s)

### PLEASE NOTE:

**This report is the exclusive property of Az Superior Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

**The observations and opinions expressed within this report are those of Az Superior Home Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the Arizona Board of Technical Registration's Standards of Professional Practice for Arizona Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: My House

## SCOPE OF WORK

You have contracted with Az Superior Home Inspections to perform a generalist inspection in accordance with the Arizona Standards of Professional Practice established by the Arizona Board of Technical Registration, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

# Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Various Hard Surfaces

### Common Observations

#### *Informational Conditions*

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

## Structural Elements

### Identification of Wall Structure

#### *Informational Conditions*

The walls are conventionally framed with wooden studs.

### Identification of Floor Structure

#### *Informational Conditions*

The floor structure consists of a poured slab that could include reinforcing steel.

### Identification of Ceiling Structure

#### *Informational Conditions*

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.



### Identification of Roof Structure

#### *Informational Conditions*

The roof structure consists of a prefabricated truss system.



## Slab Foundation

### General Comments

#### *Informational Conditions*

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

### Method of Evaluation

#### *Informational Conditions*

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

### Common Observations

#### *Functional Conditions*

There are no visible or significant defects

## Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of

almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Concrete Tile Roof

### General Comments

#### *Informational Conditions*

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

### Method of Evaluation

#### *Informational Conditions*

We evaluated the roof and its components by walking on its surface.

### Estimated Age

#### *Informational Conditions*

The roof appears to be the same age as the residence, or 17 years old.

### Roofing Material

#### *Components and Conditions Needing Service*

The roof needs to be serviced for the following reasons: E.G. There are two loose mortar packs that need to be sealed, one at the top of the west rack and the other at the top of the east rack of the house. There is a broken ridge cap tile on the west side of the roof that needs to either be repaired or replaced. There is also a slipped tile on the west side of the roof as well. This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.



### With Flat Roofed Sections

#### *Components and Conditions Needing Service*

The roof has a flat-roofed addition, and flat roofs can be problematic if they are not properly maintained. They must be kept clean and inspected regularly. However, this flat roof needs serviced for the following reasons: E.G. The granules have been worn away more than likely from the tree limbs at one time not being maintained. There is also some blistering in a few spots. The flat roof appears to have been done by an amateur as nails

were used to secure the roof material, these nails were then sealed, but there are a few nails that have lifted. This roof has approximately two years of useful life and should be replaced. You may also elect to have an elastomeric roof coating rolled on to seal the roof and may be able to get an additional 5 years out of the roof. We can elaborate on this issue, but it should be serviced before the close of escrow or it may leak, because our service does not include any guarantee against leaks, although, at this time I see no evidence of leaking..



### Flashings

#### *Components and Conditions Needing Service*

Plumbing vent stack flashing needs sealed. E.G. There is a plumbing vent stack on the east side of the roof that have been wrapped, but is still exposing the pipe and may allow water to run down the pipe and into the attic. This will need to be sealed.



The valley flashings need to be cleaned and kept clean. E.G. There is debris in the valley on the west side roof that needs to be cleared.



### Gutters & Drainage

#### *Components and Conditions Needing Service*

The roof needs to be cleaned and any foliage trimmed away to facilitate drainage. E.G. Palm tree in front should be trimmed, there are currently limbs laying on the roof valley that can impede the water drainage.



## Solar panels on roof

### *Informational Conditions*

The roof includes solar panels which we are not required and do not inspect. You may want to have a licensed solar contractor further evaluate

# Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

## Double-Car Garage

### Slab Floor

#### *Functional Conditions*

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are sheathed and in acceptable condition.

### Ventilation Ports

### Firewall Separation

#### *Functional Conditions*

The firewall separating the garage from the residence is functional.

### Entry Door Into the House

#### *Components and Conditions Needing Service*

The fire-rating of the house entry door has been nullified by the addition of an animal door.



## Garage Door & Hardware

### *Informational Conditions*

The garage door is functional, but has cosmetic damage. E.G. Lower panels are dented

#### *Components and Conditions Needing Service*

The garage door hardware needs to be adjusted, so that the door is squarely aligned in its opening. E.G. There is a significant gap between the garage floor and the bottom of the garage door that can not only allow water to leak into the garage floor, but allow pest access as well. Door should be adjusted by a garage door specialist.



### **Automatic Opener**

#### *Functional Conditions*

The garage door opener is functional.

### **Lights**

#### *Functional Conditions*

The lights are functional, and do not need service at this time.

### **Outlets**

#### *Functional Conditions*

The outlets that were tested are functional, and include ground-fault protection being controlled by the GFI in the upstairs master bathroom.

## **Attic**

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## **Primary Attic**

### **Attic Access Location**

#### *Informational Conditions*

The attic can be accessed through a hatch in the hallway ceiling.

### **Method of Evaluation**

#### *Informational Conditions*

We evaluated the attic by direct access.

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

### **Framing**

#### *Informational Conditions*

The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

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### **Ventilation**

#### *Informational Conditions*

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

### **Electrical**

#### *Informational Conditions*

The electrical components that are fully visible appear to be in acceptable condition.

### **Heat Vents**

#### *Informational Conditions*

The heat vents appear to be functional.

### **Plumbing Vents**

#### *Informational Conditions*

The drainpipe vents that are fully visible are in acceptable condition.

### **Exhaust Ducts**

#### *Informational Conditions*

The visible portions of the exhaust ducts are functional.

### **Factory-Built Chimney Chase**

#### *Informational Conditions*

The factory-built chimney has a functional chase surrounding the chimney flue.

### **Blown-In pink fiberglass**

#### *Functional Conditions*

Attic contains blown-in pink fiberglass insulation approx. 12 inches



### **Batt Insulation**

#### *Functional Conditions*

The attic floor is well insulated with approximately nine-inches of fiberglass, batt insulation.



## Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

### Site & Other Observations

#### Notice to Absent Clients

##### *Informational Conditions*

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.



#### Landscaping Observations

##### *Informational Conditions*

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.



## Grading & Drainage

### General Comments

#### *Informational Conditions*

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

### Moisture & Related Issues

#### *Informational Conditions*

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

### Interior-Exterior Elevations

#### *Informational Conditions*

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

### Drainage Mode

#### *Informational Conditions*

Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

## House Wall Finish

### House Wall Finish Type

#### *Informational Conditions*

The house walls are finished with stucco.

### House Wall Finish Observations

#### *Informational Conditions*

The house wall finish is in acceptable condition.

There are stress fractures in the stucco around the windows and doors that result from movement, and are quite common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.

## Exterior Components

### General Comments

#### *Informational Conditions*

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### Driveways

#### *Informational Conditions*

The driveway is in acceptable condition.

### Walkways

#### *Components and Conditions Needing Service*

There is an offset in a walkway that could prove to be a trip-hazard. E.G. Deck-O drain on front entrance near driveway. Also walkway right outside front door.



### Yard Walls

#### *Informational Conditions*

The yard walls may have some cosmetic damage but are functional.

There is efflorescence, or salt-crystal formations, at various points on the yard walls. Such efflorescence is relatively common and is activated by moisture, but has only a cosmetic significance.

There are typical stress fractures or grout joint separations in the cinder block yard walls, but they are reasonably firm and not in any danger of falling.

#### *Components and Conditions Needing Service*

There are a couple loose fence caps that are loose and will need serviced. Also an open cell that can allow water to drain inside the wall and rust the rebar that will weaken the wall. E.G. One cap on east and west walls that should be secured. Also open cell near side gate on east side that should be filled in with mortar.



### **Fascia & Trim**

#### *Informational Conditions*

The fascia board and trim are in acceptable condition.

### **Sliding Glass Doors**

#### *Informational Conditions*

The sliding glass door is tempered and in acceptable condition.

### **Exterior Wooden Doors**

#### *Informational Conditions*

The exterior doors are in acceptable condition.

### **Patio Covers or Gazebos**

#### *Informational Conditions*

The patio cover or arbor is in acceptable condition.

### **Windows**

#### *Informational Conditions*

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

### **Screens**

#### *Informational Conditions*

We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

### **Outlets**

#### *Functional Conditions*

Existing outside GFI outlets are controlled by the GFI in the upstairs master bathroom outlet.

#### *Components and Conditions Needing Service*

Some of the exterior outlets do not have ground-fault protection, and should be upgraded to include this modern safety feature. E.G. Outlet on west side of house near pool equipment,



### **Lights**

#### *Informational Conditions*

The lights outside the doors of the residence are functional.

## **Plumbing**

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will

occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## Potable Water Supply Pipes

### Water Main Shut-off Location

#### *Informational Conditions*

The main water shut-off valve to the house is located on the east side of the house.



### Copper Water Pipes

#### *Informational Conditions*

The potable water pipes are in acceptable condition.

### Pipe Size and pressure

#### *Informational Conditions*

Water is supplied at the house by 1 inch copper piping with a water supply pressure of 65 PSI.



### Pressure Regulators

#### *Informational Conditions*

A functional pressure regulator is in place on the plumbing system.

## General Gas Components

### Gas Main Shut-Off Location

#### *Informational Conditions*

The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



### Gas Supply Pipes

#### *Informational Conditions*

The visible portions of the gas pipes appear to be in acceptable condition.

## Electric Water Heaters

### General Comments

#### *Informational Conditions*

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

### Age Capacity & Location

#### *Informational Conditions*

Hot water is provided by a 2011, 80 gallon water heater that is located in the garage.



The water heater includes a solar holding-tank, which is a part of a system that we do not evaluate, and which you may wish to have evaluated by a solar specialist.

### Electrical Connections

#### *Functional Conditions*

The electrical connection to the water heater is functional.

### Water Shut-Off Valve & Connectors

#### *Functional Conditions*

The shut-off valve and water connectors are functional.

### **Relief Valve & Discharge Pipe**

#### *Functional Conditions*

The water heater is equipped with a mandated pressure-temperature relief valve that is plumbed to the outside of the house.

### **Drain Valve**

#### *Functional Conditions*

The drain valve is in place and presumed to be functional.

### **Drain Pan & Discharge Pipe**

#### *Informational Conditions*

The water heater is equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

### **Solar Assisted**

#### *Informational Conditions*

The plumbing system includes a solar system, which we do not have the expertise to evaluate, and which we specifically disclaim. Therefore, you may wish to have a specialist evaluate.

## **Irrigation or Sprinklers**

### **General Comments**

#### *Informational Conditions*

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

### **Automatic Sprinklers**

#### *Informational Conditions*

We are not required to evaluate sprinkler systems, however as a courtesy, we have made every attempt to evaluate the system is functioning. System has a Toro Lawn Master II timer consisting of two stations. Station 1 services both the front and back yard drippers. Station 2 services the back yard lawn sprinklers. System appears to be functioning fine.

### **Hose Bibs**

#### *Functional Conditions*

The hose bibs are functional, but we may not have located and tested every one on the property.

## **Waste & Drainage Systems**

### **General Comments**

#### *Informational Conditions*

We 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 ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that

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connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we 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, most of which are relatively inexpensive.

#### **Type of Material**

##### *Informational Conditions*

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

#### **Drain Waste & Vent Pipes**

##### *Informational Conditions*

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

## **Water or Waste Pipe Leaks**

### **Water Pipe Leak**

#### *Components and Conditions Needing Service*

There is a galvanized nipple being used between a copper fitting and a brass hose bib. These are dissimilar metals and will result in leaks if they are not isolated by a brass fitting. Recommend replacing the galvanized nipple with a brass fitting. E.G. Hose bib at front east side of house.



## **Soft Water**

We are not required to test or inspect soft water units. Water softeners do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. As a courtesy, we do attempt to see if the unit does respond and check for any leaks.

## **Water Softner**

### **General Comments**

#### *Components and Conditions Needing Service*

We are not required to inspect soft water conditioners, however, as a courtesy, we have run the system through a regen cycle and inspected for leaks. This system appears to be functional, but is leaking at the plastic pipe running from the control unit back into the salt reservoir.



**Location**

*Informational Conditions*

Soft Water conditioning unit is located in the garage on the east wall

## Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

### Main Panel

**General Comments**

*Informational Conditions*

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

**Service Entrance**

*Informational Conditions*

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

## Panel Size & Location

### *Informational Conditions*

The residence is served by a 200 amp, 240 volt panel, located front west side of the house.



## Main Panel Observations

### *Components and Conditions Needing Service*

The panel has a missing knockout that should have a knockout plug installed. This is a safety issue that should be serviced. E.G. Missing knockout at bottom of panel.



## Panel Cover Observations

### *Informational Conditions*

The interior panel cover is in acceptable condition.

### *Components and Conditions Needing Service*

The exterior panel cover has a defective latch that does not engage and is currently held shut with a piece of copper wire. This should be serviced. E.G. See photo.



## Wiring Observations

### *Informational Conditions*

The visible portions of the wiring has no visible deficiencies consisting of 240V aluminum and 120V copper branch wiring.

The residence is wired predominantly with a modern vinyl conduit known as Romex.

## Circuit Breakers

### *Informational Conditions*

There are no visible deficiencies with the circuit breakers.

### *Other Conditions*

The system does not include arc-fault circuit interrupters, which effective January 1st, 2002, are mandated by the national electrical code to protect 15 and 20 amp branch circuits serving bedrooms and smoke detectors. We did not expect to find arc-fault circuit interrupters due to the year this house was built, but we are required to point out the obvious. To bring these circuits up to today's standards, you would need to have arc-fault

breakers installed.

### Grounding

#### *Informational Conditions*

The grounding wires are not visible or partially visible but they appear to be grounded to either a driven rod and or a water pipe.

## Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### HVAC Split Systems

#### Age & Location

#### *Informational Conditions*

Central heat and air-conditioning are provided by a single split-system, consisting of a 17 year-old furnace with an evaporator coil that is located in the attic, and a 17 year-old 5 ton condensing coil that is located on the west side of the house.



#### Common Observations

#### *Informational Conditions*

We did not test the heating system because the ambient temperature is too high, and testing it could damage the coil.

#### *Other Conditions*

This system is a 1995 system and is functional but beyond its design life. This being said, it will need to be more closely monitored, serviced bi-annually, and have its filters changed every two to three months. However, it would also be wise to keep a home protection policy current. System has a 20 degree split differential which is excellent. T



## **Furnace**

### ***Components and Conditions Needing Service***

Secondary drip pan under air handler is rusted and contains water which is an indication that the primary pan or condensate line is obstructed and needs to be serviced by a licensed HVAC technician.



## **Vent Pipe**

### ***Informational Conditions***

The vent pipe has no visible deficiencies.

## **Circulating Fan**

### ***Functional Conditions***

The circulating fan is clean and functional.

## **Gas Valve & Connector**

### ***Informational Conditions***

The gas valve and connector are in acceptable condition.

## **Combustion-Air Vents**

### ***Informational Conditions***

The combustion-air vents appear to be adequate to support complete combustion.

## **Return-Air Compartment**

### ***Informational Conditions***

The return-air compartment is in acceptable condition.

## **Evaporator Coil**

### ***Functional Conditions***

The evaporator coil is functional.

## **Condensate Drainpipe**

### ***Components and Conditions Needing Service***

The primary condensate pipe is blocked, because moisture is discharging from the secondary condensate pipe. The primary condensate line should be tested and, if need be, the coil should be serviced.



## **Drip Pan**

### ***Components and Conditions Needing Service***

The drip pan is dirty and will need to be cleaned to drain effectively. Also has water from the coil dripping into the pan. Unit should be serviced by a HVAC technician to determine why.

## **Condensing Coil**

### ***Functional Conditions***

The condensing coil responded to the thermostat and is functional.

### **Condensing Coil Disconnect**

#### *Functional Conditions*

The electrical disconnect at the condensing coil is functional.

### **Refrigerant Lines**

#### *Informational Conditions*

The refrigerant lines are in acceptable condition.

### **Differential Temperature Readings**

#### *Informational Conditions*

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of fifteen to twenty degrees. E.G. Split differential is 20 degrees.



### **Thermostats**

#### *Functional Conditions*

The thermostat is functional.

### **Registers**

#### *Functional Conditions*

The registers are reasonably clean and functional.

### **Flexible Ducting**

#### *Informational Conditions*

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.



## **Laundry**

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

## Laundry Room

### No Recommended Service

#### *Informational Conditions*

We have evaluated the laundry room, and found it to be in acceptable condition.

### Doors

#### *Functional Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls have typical cosmetic damage.

### Cabinets

#### *Functional Conditions*

The cabinets are functional.

### Exhaust Fan

#### *Functional Conditions*

The exhaust fan is functional.

### Valves & Connectors

#### *Functional Conditions*

The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

### Trap & Drain

#### *Functional Conditions*

The trap and drain are functional.

### Gas Valve & Connector

#### *Functional Conditions*

The gas valve and connector are functional.

### 220 Volt Receptacle

#### *Functional Conditions*

The 220 volt receptacle was tested and has power

### Lights

#### *Functional Conditions*

The lights are functional.

### Outlets

#### *Functional Conditions*

The outlets that were tested are functional.

## Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## **Kitchen**

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Functional Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Conditions*

The window is functional.

### **Sink & Countertop**

#### *Informational Conditions*

The sink and countertop are functional.

The counter top has typical cosmetic damage, which would not necessarily need to be serviced.

### **Cabinets**

#### *Functional Conditions*

The cabinets are functional, and do not have any significant damage.

#### *Informational Conditions*

The cabinets have typical, cosmetic damage, or that which is commensurate with their age.

### **Valves & Connectors**

#### *Functional Conditions*

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

### **Faucet**

#### *Functional Conditions*

The sink faucet is functional.

### **Trap and Drain**

#### *Functional Conditions*

The trap and drain are functional.

### **Garbage Disposal**

#### *Functional Conditions*

The garbage disposal is functional.

### **Gas Range**

#### *Functional Conditions*

The gas range is functional.

#### *Components and Conditions Needing Service*

The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

### **Gas Cooktop**

#### *Functional Conditions*

The gas cook top is functional.

### **Dishwasher**

#### *Functional Conditions*

The dishwasher is functional.

#### *Components and Conditions Needing Service*

The dishwasher is functional but discharges without a mandated anti-siphon valve or high loop, which is contrary to the installation instructions, and which also creates a potential drainage problem and a health hazard. E.G High loop has fallen and needs to be secured to top of cabinet

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### **Exhaust Fan or Downdraft**

#### *Functional Conditions*

The exhaust fan or downdraft is functional.

### **Built-in Microwave**

#### *Functional Conditions*

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

### **Lights**

#### *Functional Conditions*

The lights are functional.

### **Outlets**

#### *Functional Conditions*

The 220 volt receptacle was tested and has power

#### *Components and Conditions Needing Service*

All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. E.G Outlet between oven and refrigerator is not a GFI outlet and needs to be serviced.



## **Hallway**

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### **Primary Hallway**

#### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the hallway, and found it to be in acceptable condition.

#### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

#### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## Closets & Cabinets

### *Informational Conditions*

The closet, or closets, is in acceptable condition.

## Lights

### *Functional Conditions*

The lights are functional.

## Outlets

### *Functional Conditions*

The outlets that were tested are functional.

## Smoke Detector

### *Functional Conditions*

The smoke detector is functional, but should be checked periodically.

## Secondary Hallway

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Components and Conditions Needing Service*

There is evidence of moisture intrusion that we will identify, but you should ask the sellers about this or have the condition evaluated by a specialist.



## Lights

### *Functional Conditions*

The lights are functional.

## Outlets

### *Functional Conditions*

The outlets that were tested are functional.

## Smoke Detector

### *Informational Conditions*

The smoke detector is functional, but should be checked periodically.

## Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

## Main Stairs

### No Recommended Service

#### *Informational Conditions*

We have evaluated the stairs and landing, and found them to be in acceptable condition.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling have no significant defects.

### Handrails & Guardrails

#### *Informational Conditions*

If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

### Lights

#### *Functional Conditions*

The lights are functional.

### Smoke Detector

#### *Functional Conditions*

The smoke detector is functional, but should be checked periodically.

## Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## Indoor Environmental Issues

### Environmental Observations

#### *Informational Conditions*

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

## Main Entry

### Furnished Residence Comment

#### *Informational Conditions*

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

### No Recommended Service

#### *Informational Conditions*

We have evaluated the entry, and found it to be in acceptable condition.

### Doors

#### *Functional Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Lights

#### *Functional Conditions*

The lights are functional.

### Outlets

#### *Functional Conditions*

The outlets that were tested are functional.

## Living Room

### No Recommended Service

#### *Informational Conditions*

We have evaluated the living room, and found it to be in acceptable condition.

### Doors

#### *Functional Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Conditions*

The window is functional.

### Lights

#### *Functional Conditions*

The lights are functional.

### Fireplace

#### *Functional Conditions*

Living room has a gas fireplace. There is both an outside gas shut-off valve and a shut-off valve in the bottom of the unit where the gas control valve is located. This unit is controlled by a light switch as well. Once the pilot light is lit, the unit will operate from the wall switch. Unit is operational at this time.



### **Outlets**

#### *Functional Conditions*

The outlets that were tested are functional.

### **Ceiling Fan**

#### *Functional Conditions*

The ceiling fans are both functioning

## **Family Room**

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the family room, and found it to be in acceptable condition.

### **Doors**

#### *Functional Conditions*

The door is functional.

### **Flooring**

#### *Components and Conditions Needing Service*

There are cracks in the tiles, which you should view for yourself. They are likely to have been caused by movement or an insubstantial mortar base, but you may wish to seek the opinion of a specialist. E.G Tile near west side window is cracked



### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Conditions*

The window is functional.

### **Lights**

#### *Functional Conditions*

The lights are functional.

### **Outlets**

#### *Functional Conditions*

The outlets that were tested are functional.

### **Ceiling Fan**

#### *Functional Conditions*

The ceiling fan is functional

## Breakfast Room

### Doors

#### *Components and Conditions Needing Service*

Pantry sliding doors are missing the floor guides. This is a safety issue for small children. E.G Missing floor guide on pantry sliding doors



### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Conditions*

The windows are functional.

### Lights

#### *Functional Conditions*

The lights are functional.

### Outlets

#### *Functional Conditions*

The outlets that were tested are functional.

## Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## Master Bedroom

### Location

#### *Informational Conditions*

The master bedroom is located upstairs.

### No Recommended Service

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

### Doors

#### *Functional Conditions*

The door is functional.

## **Flooring**

### *Informational Conditions*

The floor has no significant defects.

## **Walls & Ceiling**

### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Dual-Glazed Windows**

### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

## **Closets**

### *Functional Conditions*

The closet and its components are functional.

## **Lights**

### *Functional Conditions*

The lights are functional.

## **Outlets**

### *Functional Conditions*

The outlets that were unobstructed and able to be tested are functional.

## **Smoke Detector**

### *Informational Conditions*

There is no smoke detector, and although one may not be mandated it is strongly recommended.

## **Ceiling fan**

### *Functional Conditions*

Ceiling fan is operational

## **Bedroom 1**

### **Location**

#### *Informational Conditions*

Bedroom 1 is located downstairs.

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

### **Doors**

#### *Functional Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### **Closets**

#### *Components and Conditions Needing Service*

The closet door needs typical hardware service. E.G. Closet door is not installed, however the door is located in the garage and will need to be installed.



**Lights**

*Functional Conditions*

The lights are functional.

**Outlets**

*Functional Conditions*

The outlets that were unobstructed and able to be tested are functional.

**Smoke Detector**

*Informational Conditions*

There is no smoke detector, and although one may not be mandated it is strongly recommended.

**Ceiling fan**

*Functional Conditions*

Ceiling fan is operational

**Bedroom 2**

**Location**

*Informational Conditions*

Bedroom 2 is located upstairs south end of hallway.

**No Recommended Service**

*Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

**Doors**

*Functional Conditions*

The door is functional.

**Flooring**

*Informational Conditions*

The floor has no significant defects.

**Walls & Ceiling**

*Informational Conditions*

The walls and ceiling are in acceptable condition.

**Dual-Glazed Windows**

*Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

**Closets**

*Functional Conditions*

The closet and its components are functional.

**Lights**

*Functional Conditions*

The lights are functional.

**Outlets**

*Functional Conditions*

The outlets that were unobstructed and able to be tested are functional.

**Smoke Detector**

*Informational Conditions*

There is no smoke detector, and although one may not be mandated it is strongly recommended.

**Ceiling fan**

*Functional Conditions*

Ceiling fan is operational

## **Bedroom 3**

**Location**

*Informational Conditions*

Bedroom 3 is located upstairs upstairs east side.

**No Recommended Service**

*Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

**Doors**

*Functional Conditions*

The door is functional.

**Flooring**

*Informational Conditions*

The floor has no significant defects.

**Walls & Ceiling**

*Informational Conditions*

The walls and ceiling are in acceptable condition.

**Dual-Glazed Windows**

*Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

**Closets**

*Functional Conditions*

The closet and its components are functional.

**Lights**

*Functional Conditions*

The lights are functional.

**Outlets**

*Functional Conditions*

The outlets that were unobstructed and able to be tested are functional.

**Smoke Detector**

*Informational Conditions*

There is no smoke detector, and although one may not be mandated it is strongly recommended.

**Ceiling Fan**

*Functional Conditions*

Ceiling fan is operational

## **Bathrooms**

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

## Master Bathroom

### Size and Location

#### *Informational Conditions*

The master bathroom is a full, and is located in the master bedroom.

### Doors

#### *Functional Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Conditions*

The window is functional.

### Glass block window

#### *Functional Conditions*

The glass block window is functional.

### Cabinets

#### *Functional Conditions*

The cabinets are in acceptable condition.

### Sink Countertop

#### *Functional Conditions*

The sink countertop is functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Components and Conditions Needing Service*

The mechanical sink stopper will need to be adjusted to engage. E.G. Right hand sink



The mechanical sink stopper is broken and should be serviced. E.G. Sink stopper on left hand side has a broken sink stopper and needs to be replaced.



### Tub

#### *Components and Conditions Needing Service*

The tub valves are loose, or missing components, and should be serviced. E.G. Tub spout needs caulked or sealed to prevent water from penetrating behind tub enclosure.



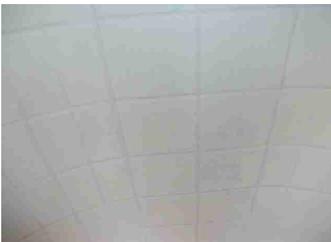
### **Stall Shower**

#### *Functional Conditions*

The stall shower is functional.

#### *Components and Conditions Needing Service*

The stall shower enclosure is starting to peel and should be resurfaced or replaced.



### **Toilet & Bidet**

#### *Functional Conditions*

The toilet is functional.

### **Exhaust Fan**

#### *Functional Conditions*

The exhaust fan is functional.

### **Lights**

#### *Functional Conditions*

The lights are functional.

### **Outlets**

#### *Functional Conditions*

The outlets are functional and include ground-fault protection.

## **Hallway Bathroom**

### **Size and Location**

#### *Informational Conditions*

The hallway bathroom is a full, and is located in the main hallway downstairs.

### **Doors**

#### *Functional Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Cabinets**

#### *Informational Conditions*

The cabinets have typical, cosmetic damage.

**Sink Countertop**

*Functional Conditions*

The sink countertop is functional.

**Sink Faucet Valves & Connectors Trap & Drain**

*Functional Conditions*

The sink and its components are functional.

**Tub-Shower**

*Functional Conditions*

The tub/shower is functional.

**Components and Conditions Needing Service**

Shower O Ring is not sealed and could allow water to penetrate the wall. E.G. Shower Collar needs to be caulked/sealed



Tub spout is not sealed and could allow water to penetrate behind the tub enclosure



**Toilet & Bidet**

*Functional Conditions*

The toilet is functional.

**Exhaust Fan**

*Functional Conditions*

The exhaust fan is functional.

**Lights**

*Functional Conditions*

The lights are functional.

**Outlets**

*Functional Conditions*

The outlets are functional and include ground-fault protection. GFI outlet is controlled by GFI in upstairs master bathroom.

## Jack and Jill Bathroom

### Size and Location

#### *Informational Conditions*

The Jack and Jill bathroom is a full, and is located between bedroom 2 and bedroom 3.

### Doors

#### *Components and Conditions Needing Service*

The pocket door needs service. E.G Pocket door lock will not engage and will need to be serviced



### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Conditions*

The window is functional.

### Cabinets

#### *Functional Conditions*

The cabinets are in acceptable condition.

### Sink Countertop

#### *Functional Conditions*

The sink countertop is functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Components and Conditions Needing Service*

The sink faucet leaks around the stem while in use, and should be repaired. E.G. Faucet on right hand side leaks around stem.



### Tub-Shower

#### *Components and Conditions Needing Service*

Tub spout needs caulked or sealed to prevent water from penetrating behind the tub enclosure. E.G. See photo



#### **Toilet & Bidet**

##### *Functional Conditions*

The toilet is functional.

#### **Exhaust Fan**

##### *Functional Conditions*

The exhaust fan is functional.

#### **Lights**

##### *Functional Conditions*

The lights are functional.

#### **Outlets**

##### *Functional Conditions*

The outlets are functional and include ground-fault protection.

## **Pool/Spa**

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

## **Pool Only**

#### **General Comments**

##### *Informational Conditions*

The interior finish of pools is rarely perfect and never remains so, and particularly those on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals does leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.

#### **Enclosure Safety Observations**

##### *Components and Conditions Needing Service*

The sliding glass door leading out to the pool is not self closing or has a safety latch located 48" from the bottom. This is a safety issue for small children. Local city codes should be verified if this is a requirement for

your city. E.G. Rear sliding glass door



### **Interior Finish**

#### *Informational Conditions*

The interior finish is fiberglass, which is in acceptable condition. However, such surfaces rarely remain pristine, and you will probably notice progressive discoloration or blemishes that are caused by minerals chemical conditioners.

### **Deck & Coping Stones**

#### *Informational Conditions*

Sections of the deck have typical cracks or cosmetic defects, but no serious damage.

### **Expansion Joint**

#### *Informational Conditions*

The expansion joint is in good condition.

### **Skimmer**

#### *Functional Conditions*

The skimmer box and its cover are functional.

### **Drain Covers**

#### *Functional Conditions*

The drain cover at the bottom of the pool is functional

### **Pool Light**

#### *Informational Conditions*

The pool does not contain a light

### **Pool Motor**

#### *Informational Conditions*

The pool motor is an older type with a metal casing, but is functional. The motor contains the required ground bonding wire.

### **Supply & Return Lines Etc**

#### *Components and Conditions Needing Service*

There is a leak on a return line in the equipment area, which should be repaired. E.G. Small leak at the connection going into the pump assy



### **Filter**

#### *Functional Conditions*

The pool filter is functional. This is a cartridge type filter.

### **Electrical Issues**

#### *Components and Conditions Needing Service*

Inspection Address: Example , Phoenix, Arizona 85050  
Inspection Date/Time: 8/25/2012 9:30 am to 3:30 pm

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Electrical wires in the pool equipment area have been incorrectly terminated outside of an electrical junction box. They should be removed or correctly terminated inside a standard junction box. E.G. There are capped 240V wires that exist from where a pool heater used to be installed. I have verified that the circuit breaker is off. I would recommend that these capped wires be enclosed in a junction box so that if the circuit breakers would happen to be accidentally tripped on, the then "live" wires would not be exposed.



## Alarm

### Home Security System

House has a home security system

#### *Informational Conditions*

We do not inspect home security systems. As an FYI, this home does include a home security system and should be demonstrated by the seller or have a licensed alarm company setup and demonstrate.



## AFFILIATIONS AND CERTIFICATIONS



Arizona Board of Technical Registration License # 54170

Inspector:

Bryan Snyder

## REPORT CONCLUSION

Example , Phoenix, Arizona 85050

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than four inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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# Az Superior Home Inspections

**"The Right Choice!"**

P.O. Box 71244 Phoenix Arizona 85050

Tel: 602-708-4690 Fax: 602-532-7507

Email Address: Bryan.Snyder@azsuperiorhomeinspections.com

Monday, October 29, 2012

Property Address: Example , Phoenix, Arizona 85050  
Inspection Date: 8/25/2012 Time: 9:30 am to 3:30 pm

Example  
Example  
Phoenix, Arizona. 85050  
602-708-4690

Dear Example:

Thank you for hiring Az Superior Home Inspections to be of service. We hope that you were pleased with the quality of our service, and that you would recommend us to others. Please read the report carefully, and call us with any questions that you might have. We remain your consultant indefinitely, and would be happy to assist you in any way that we can. We sincerely hope that you and your family will be happy and healthy in your new home.

Sincerely,  
Bryan Snyder  
Az Superior Home Inspections  
602-708-4690

bryan.snyder@azsuperiorhomeinspections.com