

Horizon Inspections, LLC

Home Inspection Report



123 Anywhere St, Your City, AZ 85641
Inspection prepared for: John & Jane Doe
Date of Inspection: 5/15/2019 Time: 9:00 AM
Age of Home: 2006 Size: ~1,808 sqft
Weather: 52* F, Sunny, No Recent Rain
It was our pleasure to serve you!

Inspector: Michael J. Oakland
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INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please, carefully read your entire Inspection Report, and call us as needed so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have throughout the closing process. Our job is not complete until you have read the report and understand it fully.

Properties being inspected do not "Pass" or "Fail." Similarly, it is not the home inspector's role to make "Buy" or "Don't Buy" recommendations. This important decision is the sole responsibility of the Buyer. It is the role of the home inspector to present an **objective, evidence-based report** of the apparent condition of the home at the time of the inspection. A home inspector must remain objective and therefore indifferent to how their findings - good or bad - might impact a pending transaction. It is the home inspector's highest duty to be intellectually honest regarding the evidence and to present their findings to the Client in an objective, professional manner.

The following report is based on an inspection of the visible and accessible areas of the structure. Inspection may be limited by vegetation, building design, locked/sealed-off areas, or stored items. Depending upon the age of the property, some items like GFCI outlets may not have been installed. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

This report uses a custom Color Scheme to aid the reader in distinguishing between items of varying priority or purpose. The Color Scheme is as follows:

- * BLACK text is the Default color and is used for the majority of the report.
- * BLUE text is used for Important items that the Inspector wishes to call attention to. BLUE notes are often (but not always) of high enough priority to put into the Summary section at the beginning of the report. These could be recommended upgrades, optional safety enhancements (usually regarding older homes), or simple repairs that are not urgent.
- * RED text is used for High Priority notes that refer most often to a safety concern, hazardous condition, or other major defect. RED text will always appear in the Summary section at the beginning of the report.
- * GREEN text is used for maintenance tips or other helpful information. These notes are added as a courtesy to the Client for various reasons. These notes are intended to educate the Client and empower them to do further investigation or make better-informed decisions. Notes of this kind go beyond the Arizona Standards of Practice.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through review immediately before closing to check the condition of the property, using this report as a guide.

Report Summary

Exterior Areas

Page 10 Item: 5	Exterior Paint	<ul style="list-style-type: none"> • MAINTENANCE: • Peeling, flaking paint observed at some of the trim areas especially at or above roof level. The trim appeared to be overdue for exterior paint. We recommend scraping and painting as needed.
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Electrical

Page 16 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • FURTHER EVALUATION: • Limited review. The interior of the electrical panel was not evaluated due to obstruction by a large volume of stored items. We recommend having the items moved so that the panel interior can be inspected prior to closing.
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Heat/AC

Page 18 Item: 1	Heater Condition	<ul style="list-style-type: none"> • SAFETY CONCERN; REPAIR/REPLACE: • The gas furnace was inaccessible due to obstruction by a large volume of stored items. The last service date was unable to be determined. During operational testing, the unit was unusually noisy and showed evidence of chronic condensation build-up inside the subfloor ducts which was obstructing air flow to at least one floor register. This indicates serious internal problems such as a cracked heat exchanger or other defect. During the life span of any furnace, the metal walls of the heat exchanger may develop a crack or a broken weld, allowing carbon monoxide and moisture-laden exhaust air to circulate throughout the home. If this moisture-laden air condenses inside the ducts it can turn to liquid and obstruct airflow as seemed to be the case here. There was no air flow at one of the heat registers (see photos and videos). This is a high priority concern and should be followed-up by a licensed HVAC technician for repair or replacement as needed. Be advised that if the heat exchanger has failed, the only reliable cure is replacement of the furnace.
Page 19 Item: 2	Enclosure	<ul style="list-style-type: none"> • Inaccessible. (See Notes at Heat/AC: Heater Condition)
Page 20 Item: 6	Registers	<ul style="list-style-type: none"> • FURTHER EVALUATION: • No air flow present at the register closest to the sliding patio door. Air flow appeared to be obstructed by a large volume of water trapped inside the duct. We recommend further evaluation by a licensed HVAC technician for repair and to restore proper function.

Bathrooms

Page 26 Item: 4	Exhaust Fan	<ul style="list-style-type: none"> • REPAIR/REPLACE: • Exhaust fan was inoperable at the upstairs bathroom. We recommend repair or replacement as needed.
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Interior Areas

Page 32 Item: 3	Ceiling Fans	<ul style="list-style-type: none"> • REPAIR/REPLACE: • The ceiling fan did not operate properly in the highest speed setting when tested (see short video). We recommend repair or replacement as needed to restore proper function.
Page 33 Item: 4	Smoke Detectors	<ul style="list-style-type: none"> • **SMOKE DETECTORS** • REPAIR/REPLACE: • Old detectors noted. Smoke detectors typically last 6-10 years. The downstairs smoke detector closest to the kitchen appeared to have scotch tape covering the smoke sensor. One of the upstairs bedroom detectors had a missing back-up battery. We recommend replacing older smoke detectors as a precaution. • SAFETY CONCERN: • There was no visible CO (Carbon Monoxide) detector installed in the home. We recommend installing prior to closing in compliance with local laws (RCW 19.27.530 & WAC 246-359-550). CO detectors are required to be installed in the immediate vicinity outside each sleeping area with a minimum of one on each habitable level of the home.

Basement/Crawlspace

Page 52 Item: 6	Basement/Crawlsp ace Ductwork	<ul style="list-style-type: none">• FURTHER EVALUATION:• Some of the subfloor ducts were saturated with water due to a problem with the furnace (See HVAC section for more) and may need to be replaced.
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Inspection Details

1. Attendance

In Attendance: Client not present • Buyer's Agent present

2. Home Type

Home Type: Detached - Single Family Residence

3. Occupancy

Occupancy: Occupied - Partially Furnished • Moderate personal and household items observed (still moving, partially obstructed by boxes and packing items) • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report. • The utilities were ON at the time of the inspection.

Grounds

1. Exclusion Type

Materials: The list of items/systems inspected is far too long to list here. It is more practical to list the items or systems that fall outside the scope of inspection under the Standards of Practice. • (See Pre-Inspection Agreement for more details regarding Excluded Items) • In-Ground Sprinkler Systems • Sheds • Hot Tubs & Pools • Fences & Gates • Security Systems • Water Treatment Systems / Water Quality • Refrigerators, Washers & Dryers • Landscaping and/or Water Features

Observations:

- We recommend review of all excluded items to your own satisfaction.

2. Driveway and Walkway Condition

Materials: Concrete driveway noted.

Observations:

- SATISFACTORY:
- The driveway was in serviceable condition for its age. Common cracks noted.

3. Grading

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is important that surface run-off water be adequately diverted away from the home. Ideally, lot grading should slope away and fall a minimum of six (6) inches for a distance of ten (10) feet around the perimeter of the building.
- SATISFACTORY:
- The exterior drainage is generally away from the foundation.
- Evidence of a below grade storm drain system was noted. Below grade storm drain systems are excluded and Not inspected.

4. Vegetation Observations

Observations:

- **Maintenance Tip:** When landscaping, keep plants, even at full growth, at least 18 - 24" from the siding, windows, and roof. Plants in direct contact or very close proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roof coverings.
- MAINTENANCE:
- Mild vegetation contact noted in some areas. Overall, vegetation is well-trimmed off the structure and not a concern. We recommend cutting trees and shrubs back 18"-24" to prevent moisture from being trapped against the siding and denying wood destroying insects easier access to the structure.



5. Grounds Electrical

Observations:

- Visual confirmation of a Grounding Electrode Conductor (GEC) being properly bonded to a Grounding Electrode (GE) with most modern homes isn't possible. Most homes built after 2005 and nearly all homes built after 2013 typically have an "Ufer Ground" - or a grounding system built into the metal rebar of the foundation itself (not visible). The electrical system behaved as if it were properly grounded by modern standards.
- SATISFACTORY:
- No major system safety or functional concerns noted at time of inspection.
- **OUTLETS**
- SATISFACTORY:
- Outlets appeared functional. A representative number of outlets were tested and showed correct polarity.



6. GFCI

Observations:

- SATISFACTORY:
- The exterior **GFCI** (Ground Fault Circuit Interrupter) receptacles operated when tested.



7. Patio and Porch Deck

Observations:

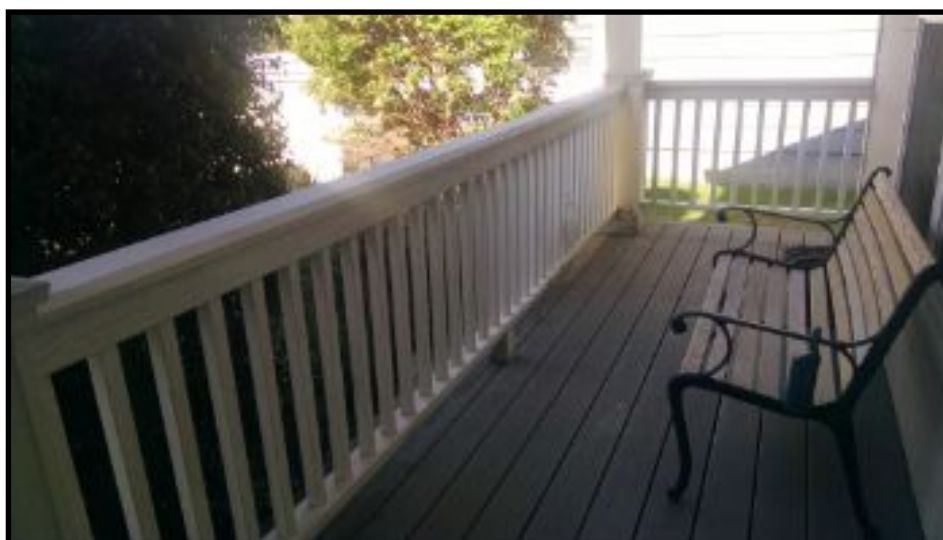
- Limited review. The area below the deck was inaccessible due to low clearance.
- SATISFACTORY:
- The deck appeared to be in satisfactory and functional condition overall with normal wear for its age. It appeared to be a sound structure.



8. Stairs & Handrail

Observations:

- SATISFACTORY:
- The stairs and handrails were functionally adequate with no safety concerns noted at the time of the inspection.



9. Patio and Porch Condition

Materials: The patio/porch roof is the same as main structure.

Observations:

- (See Notes & Photos at Roof: Condition for details)

10. Exterior Faucet Condition

Location: Front and Rear of structure.

Observations:

- SATISFACTORY:
- Operated and appears satisfactory with adequate functional flow.

11. Water Pressure

Observations:

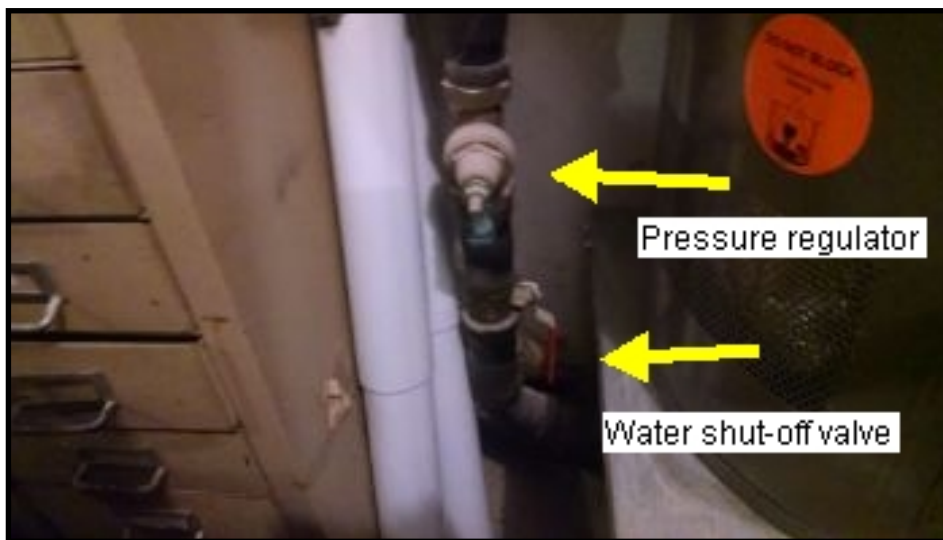
- SATISFACTORY:
- Water pressure tested at 80 psi. This is considered to be reasonably close to a normal range which is typically between 50 - 75 psi.



12. Pressure Regulator

Observations:

- See photo for main water shut off valve location. <FYI> Future reference in the event of an emergency.
- SATISFACTORY:
- Pressure regulator noted next to the water main shut-off valve in the garage (see photos).



13. Main Gas Valve Condition

Materials: Main gas shut off located at outside meter.

Observations:

- SATISFACTORY:
- Gas meter located at exterior. All gas appliances have shut-off valves in line at each unit. No gas odors detected.

Exterior Areas

1. Doors

Observations:

- **Security Tip:** At point of sale, it is wise to change all the exterior locks since there is no way to be certain if all house keys are accounted for and who (if anybody) may have a copy. We recommend having a locksmith either replace or re-key exterior locks for enhanced security and peace of mind.
- **SATISFACTORY:**
- Exterior doors appeared functional and in satisfactory condition at the time of the inspection.



2. Window Condition

Observations:

- **SATISFACTORY:**
- Window components appeared functionally adequate at the time of the inspection.



3. Siding Condition

Materials: Cement board siding ("Hardi-Board" etc.), wood frame construction, poured concrete foundation

Observations:

- **Maintenance Tip:** We recommend caulking and sealing all gaps, cracks and openings as part of a routine maintenance to extend the life of the siding materials.
- **SATISFACTORY:**
- The siding materials appeared to be in serviceable condition at the time of the inspection.



4. Eaves & Facia

Observations:

- SATISFACTORY:
- Eaves and soffits at the home appeared to be in serviceable condition at the time of the inspection.



5. Exterior Paint

Observations:

- MAINTENANCE:
- Peeling, flaking paint observed at some of the trim areas especially at or above roof level. The trim appeared to be overdue for exterior paint. We recommend scraping and painting as needed.



Garage

1. Roof Condition

Materials: Roofing is the same as main structure.

Observations:

- (See Notes & Photos at Roof: Condition for details)

2. Rafters & Ceiling

Observations:

- Engineered wood roof truss framing noted.
- SATISFACTORY:
- Visible areas appeared satisfactory with no safety concerns noted at time of the inspection.

3. Walls/Firewall

Observations:

- Limited review due to stored personal items.
- SATISFACTORY:
- Garage walls appeared to be in satisfactory condition at the time of the inspection with functionally adequate firewall separation between the garage and the living envelope.



4. Anchor Bolts

Observations:

- The anchor bolts were not visible.

5. Electrical

Observations:

- Some outlets not accessible due to stored personal items.
- SATISFACTORY:
- A few accessible receptacles were tested and had correct polarity.

6. GFCI

Observations:

- GFCI outlets were intentionally Not tested due to large volume of stored items obstructing access to a GFCI reset button.



7. Fire Door

Observations:

- SATISFACTORY:
- Appeared to be functionally adequate at the time of the inspection.



8. Garage Door Condition

Materials: Roll-up door noted.

Observations:

- SATISFACTORY:
- The garage door appeared to be in satisfactory condition.



9. Garage Opener Status

Observations:

- SATISFACTORY:
- Appeared functional using normal controls at the time of the inspection.

10. Garage Door's Reverse Status

Observations:

- SATISFACTORY:
- Garage vehicle door photo eye beam auto-reverse and pressure-activated reverse systems were tested and functional.



11. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- Some areas of the floor were obscured by stored personal items; not fully inspected.
- SATISFACTORY:
- Visible portions of garage floor appeared serviceable at the time of the inspection. Common cracks noted.



Electrical

1. Electrical Panel

Location: Panel box located in the garage.

Location: No Sub Panels located.

Observations:

- MAINTENANCE:

- Panel cover screw(s) missing. We recommend replacing with proper flat-tipped screws.

- FURTHER EVALUATION:

- Limited review. The interior of the electrical panel was not evaluated due to obstruction by a large volume of stored items. We recommend having the items moved so that the panel interior can be inspected prior to closing.



2. Main Amp Breaker

Observations:

- 200 amp service (120/240 volts)

3. Breakers in off position

Observations:

- There were No (0) breakers in the "Off" position at the onset of the inspection.

4. Cable Feeds

Observations:

- SATISFACTORY:
- There is an overhead service drop noted.



5. Breakers

Materials: Copper branch circuit wiring noted.

Observations:

- (See Electrical: Main Service Panel for more)
- **AFCI** breaker(s) noted.
- Test AFCI breakers periodically to ensure proper operation.

Heat/AC

The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The purpose of these systems is to keep the occupants at a comfortable level, maintaining indoor air quality, and ensuring proper ventilation all while striving to keep maintenance costs at a minimum. The inspection report will note the presence (or absence) of a direct source of heating and cooling for each room of the house. The HVAC system is usually powered by electricity and/or natural gas but can also be powered by other sources such as oil, propane, solar panels, butane, or wood. Inspection of below ground oil storage tanks, propane tanks, and solar panels are outside the scope of a general home inspection.

The inspector will usually test the heating and cooling system using the thermostat or other normal operating controls. User-accessible panel covers that are readily accessible are removed to allow visual inspection of the interior. Examination of the innermost components such as heat exchangers, combustion chambers, limit switches, and duct interiors often require specialized tools and training which go beyond that of a general home inspection. If a more thorough examination of the system is desired, we recommend contacting a licensed HVAC service technician.

A good faith effort is made to determine the date of manufacture whenever the manufacturer's data plate is accessible and legible. Determining unit age and estimating remaining service life is beyond the scope of a home inspection. A good rule of thumb for an HVAC unit is a service life of 15 - 20 years which can vary depending on unit quality and maintenance history. Providing the date of original manufacture is performed as a courtesy to the Client. No warranty of future performance is implied.

1. Heater Condition

Materials: The furnace is located in the garage

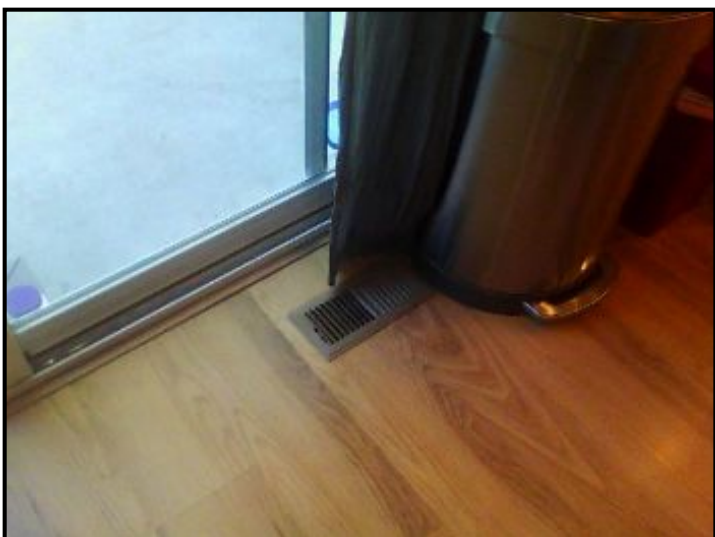
Materials: Gas fired forced warm air. Mid efficiency unit noted.

Observations:

• **SAFETY CONCERN; REPAIR/REPLACE:**

• The gas furnace was inaccessible due to obstruction by a large volume of stored items. The last service date was unable to be determined. During operational testing, the unit was unusually noisy and showed evidence of chronic condensation build-up inside the subfloor ducts which was obstructing air flow to at least one floor register. This indicates serious internal problems such as a cracked heat exchanger or other defect. During the life span of any furnace, the metal walls of the heat exchanger may develop a crack or a broken weld, allowing carbon monoxide and moisture-laden exhaust air to circulate throughout the home. If this moisture-laden air condenses inside the ducts it can turn to liquid and obstruct airflow as seemed to be the case here. There was no air flow at one of the heat registers (see photos and videos). This is a high priority concern and should be followed-up by a licensed HVAC technician for repair or replacement as needed. Be advised that if the heat exchanger has failed, the only reliable cure is replacement of the furnace.





2. Enclosure

Observations:

- Inaccessible. (See Notes at Heat/AC: Heater Condition)



3. Venting

Observations:

- **VENTING MATERIALS**
- Metal double wall chimney vent pipe noted.
- **VENTING OBSERVATIONS**
- SATISFACTORY:
- The visible portions of the vent pipes appeared functional.



4. Gas Valves

Observations:

- SATISFACTORY:
- Gas shut off valves were present and appeared functional.

5. Air Supply

Observations:

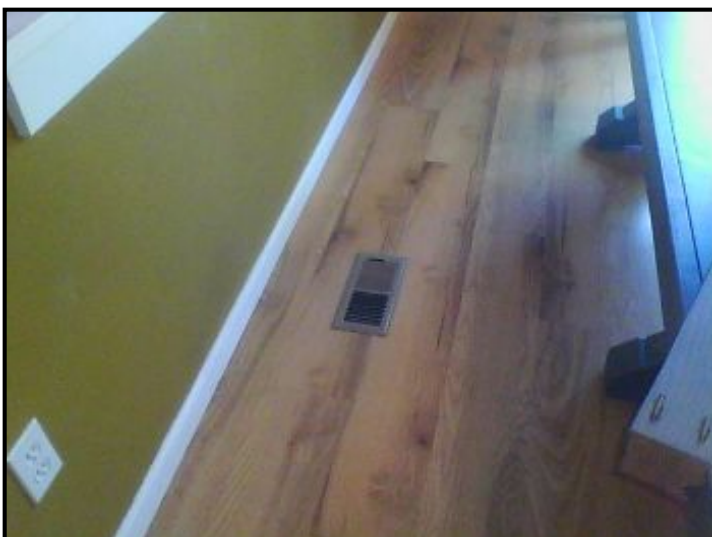
- SATISFACTORY:
- The air supply system appeared to be functionally adequate at the time of the inspection.

6. Registers

Observations:

- SATISFACTORY:
- The return air and supply system appears to be functional except as noted below (See Heat/AC: Heater Condition for more)
- FURTHER EVALUATION:
- No air flow present at the register closest to the sliding patio door. Air flow appeared to be obstructed by a large volume of water trapped inside the duct. We recommend further evaluation by a licensed HVAC technician for repair and to restore proper function.





7. Filters

Location: Located above the heater in a slot cut into the ductwork.

Observations:

• We recommend filter(s) be inspected regularly (quarterly) and cleaned or replaced as needed. Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating performance.

• MAINTENANCE:

• Furnace filter appeared to be dirty. We recommend replacement (easy, low-cost repair).



8. Thermostats

Observations:

• Digital - programmable type. Thermostats are not checked for calibration or timed functions.

• Location: Main floor wall.

• SATISFACTORY:

• Heater responded to normal operating controls.

Water Heater

1. Base

Observations:

- SATISFACTORY:
- The water heater base was functional. No concerns noted.

2. Water Heater Condition

Heater Type: Gas

Location: The water heater is located in the garage.

Observations:

- SATISFACTORY:
- No major system functional concerns noted at the time of the inspection. According to the data plate, this unit was manufactured in Feb 2019 (new).
- Water temperature observed to be: 121 degrees Fahrenheit. This is satisfactory. The generally accepted safe water temperature is one hundred twenty degrees Fahrenheit (120 F) to prevent scalding.



3. Number Of Gallons

Observations:

- 40 gallons

4. Heater Enclosure

Observations:

- SATISFACTORY:
- The water heater enclosure was functionally adequate.

5. Combustion

Observations:

- SATISFACTORY:
- The combustion chamber appeared to be functional and in satisfactory condition. This unit appeared to be an "FVIR rated" (flammable vapor ignition resistant) tank with a sealed combustion chamber.

6. Venting

Observations:

- SATISFACTORY:
- Venting appeared to be functionally adequate at the time of the inspection.

7. TPRV

Observations:

- SATISFACTORY:
- A Temperature Pressure Relief Valve (**TPR Valve**) and a discharge pipe are present and appear satisfactory. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. TPR Valves are intentionally NOT tested as they can often fail to seal properly and begin to leak thereafter.

8. Overflow Condition

Materials: Copper

Observations:

- SATISFACTORY:
- Appears to be in satisfactory condition -- no concerns.

9. Gas Valve

Observations:

- SATISFACTORY:
- Appears functional. Gas valves are typically not operated as part of a home inspection which conforms to WA state standards of practice.

10. Plumbing

Materials: Stainless Steel flex lines noted.

Observations:

- SATISFACTORY:
- The visible portions of the supply piping appeared to be functional and in satisfactory condition.
- RECOMMENDED UPGRADE:
- The water supply lines were not insulated. We recommend insulating pipes in unheated areas.



Bedrooms

The main areas of inspection in the bedroom(s) are the structural system, fire safety, and emergency egress. Walls, ceilings, floors, electrical receptacles, doors, and windows will be inspected for damage and normal operation. Personal items or furnishings in a bedroom may prevent some areas from being fully inspected. Home inspector are not required to move personal items, and out of respect for the occupants are typically not moved. Observing and testing smoke detectors is not required according to Arizona Standards of Practice. Despite this, the Inspector makes a good faith effort to note the absence of smoke detectors where they are required by modern safety standards.

1. Locations

Locations: Master Bedroom #1 • Upstairs Bedroom #2 • Upstairs Bedroom #3 • Upstairs Bedroom #4

2. Doors

Observations:

- Hollow wood doors.
- SATISFACTORY:
- Bedroom doors appeared to be functionally adequate at the time of the inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- SATISFACTORY:
- The bedroom ceiling visible areas appeared in serviceable condition at the time of the inspection.

4. Smoke Detectors

Observations:

- (See Interior Areas: Smoke Detectors for details)
- Tip: Remember to check detectors regularly, and replace aging detectors according to manufactures guidelines.

5. Electrical

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- SATISFACTORY:
- A representative number of outlets were tested. The outlets that were tested showed correct polarity.
- **ARC FAULT PROTECTION**
- SATISFACTORY:
- Bedroom circuits appeared to be AFCI protected by means of AFCI breakers at the main panel.

6. Closets

Observations:

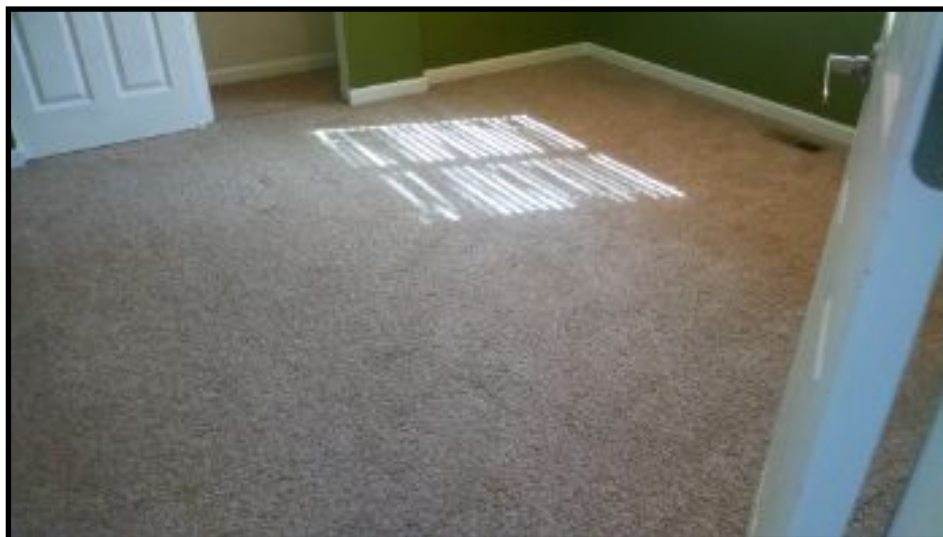
- SATISFACTORY:
- The closets were in serviceable condition at the time of the inspection.

7. Floor Condition

Flooring Types: Carpet is noted. • Floating laminate type flooring noted.

Observations:

- SATISFACTORY:
- Visible portions of the floor appear in satisfactory condition with normal wear for its age.



8. Wall Condition

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to furniture and/or stored personal items.
- SATISFACTORY:
- Visible portions of the walls were in satisfactory condition at the time of the inspection.

9. Window Condition

Materials: Vinyl framed sliding window(s) noted.

Observations:

- In accordance with state standards, we may not be able to test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- SATISFACTORY:
- The bedroom windows that were tested were noted as functional and adequate for emergency egress.



Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Bathrooms are areas of multiple plumbing and electrical components which are important to properly maintain for both function and safety. At each inspection, the home inspector makes a good faith effort to identify leaks and conducive conditions that can lead to water damage or other problems. The home inspector operationally tests sinks, tubs, toilets, and all accessible plumbing fixtures. In doing so the inspector makes a careful visual examination and may use non-invasive tools to identify as many issues as possible. Some problems may be undetectable due to problems concealed within the walls, behind stored items, or under the floor coverings.

1. Locations

Locations: Master Bathroom • Upstairs Hallway Bathroom • Main Floor Half Bathroom

2. Doors

Observations:

- SATISFACTORY:
- Bathroom doors appeared functionally adequate at the time of the inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- SATISFACTORY:
- The bathroom ceiling visible areas appeared in serviceable condition at the time of the inspection.

4. Exhaust Fan

Observations:

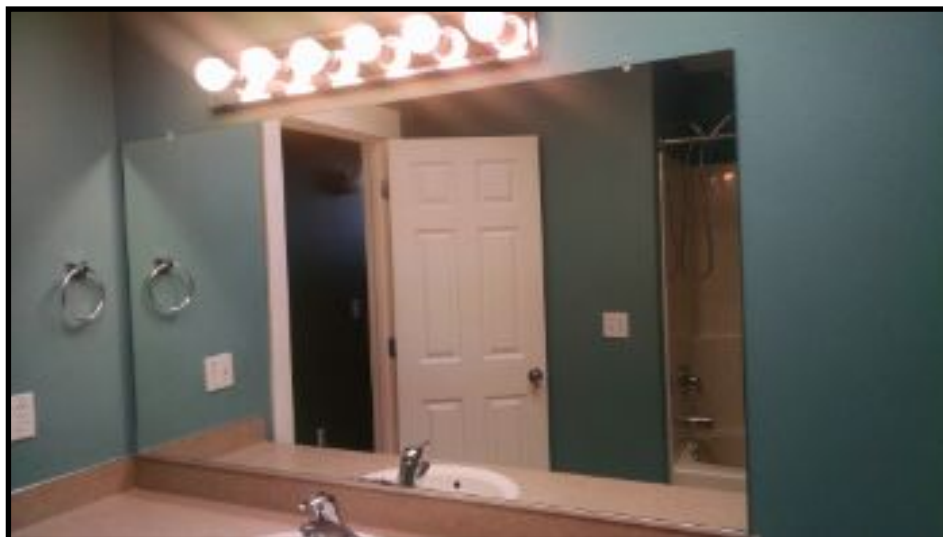
- SATISFACTORY:
- The bath fans were operated and appeared functional except where noted.
- **REPAIR/REPLACE:**
- Exhaust fan was inoperable at the upstairs bathroom. We recommend repair or replacement as needed.



5. Mirrors

Observations:

- SATISFACTORY:
- The mirrors appeared to be in satisfactory condition.



6. Cabinets

Observations:

- SATISFACTORY:
- Appeared functional and in satisfactory condition at the time of the inspection.

7. Counters

Observations:

- Plastic laminate tops noted.
- SATISFACTORY:
- There was normal wear noted for the age of the counter tops.



8. Electrical

Observations:

- SATISFACTORY:
- Bathroom outlets were tested and showed correct polarity.

9. GFCI

Observations:

- SATISFACTORY:
- GFCI protection was tested and functioned properly.
- <FYI> GFCI at the upstairs bathroom and downstairs half bathroom was reset at the Master bathroom.

10. Sinks

Observations:

- ****SINKS****
- **SATISFACTORY:**
- The bathroom sinks appeared to be functional and in satisfactory condition at the time of the inspection.
- ****DRAINS****
- **SATISFACTORY:**
- Drains appeared to function normally with good flow.
- ****SUPPLY****
- **SATISFACTORY:**
- Operated normally, at time of inspection.



11. Plumbing

Observations:

- **SATISFACTORY:**
- Bathroom plumbing appeared to be functionally adequate at the time of the inspection.
- A good faith effort was made to identify leaks using infrared thermography with none observed at the time of the inspection.



12. Heating

Observations:

- **SATISFACTORY:**
- Central heating noted in the bathrooms. At the time of the inspection, all appeared to be functioning and in serviceable condition.

13. Showers

Observations:

- ****SHOWER FAUCET****
- SATISFACTORY:
- The bathroom shower faucets operated with adequate functional flow.
- ****SHOWER BASE****
- SATISFACTORY:
- The shower bases appeared to be functionally adequate.



14. Shower Walls

Observations:

- ****MATERIALS****
- Fiberglass or Acrylic shower walls noted.
- ****OBSERVATIONS****
- SATISFACTORY:
- Shower walls were in serviceable condition at the time of the inspection.

15. Wall Condition

Materials: Drywall walls noted.

Observations:

- SATISFACTORY:
- Visible portions of the walls were in satisfactory condition at the time of the inspection.

16. Bath Tubs

Observations:

- SATISFACTORY:
- Tub was in serviceable condition at the time of the inspection.



17. Toilets

Observations:

- SATISFACTORY:

- Observed as functional and in good visual condition. Toilets appeared to be well-fastened to the floors and not loose.
- A good faith effort was made to identify areas of possible hidden water damage at the toilet base(s) through the use of a moisture meter. The meter showed "Dry" readings at the time of the inspection.



18. Floor Condition

Materials: Sheet vinyl flooring noted.

Observations:

- SATISFACTORY:
- Visible portions of the floors appeared to be in satisfactory condition with normal wear for their age.

19. Window Condition

Materials: Vinyl framed single hung window(s) noted.

Observations:

- SATISFACTORY:
- The windows that were tested were functional.

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you:

<http://www.cpsc.gov>.

Interior Areas

The Interior Areas section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or other areas covered elsewhere in the report. Interior areas usually consist of hallways, foyers, closets, and other open areas. Within these areas the inspector is performing a visual inspection of walls, ceilings, floors, smoke detectors, and carbon monoxide detectors, and operationally testing a representative number of accessible doors, windows, and electrical receptacles. Personal items or furnishings may prevent some areas from being inspected. According to Arizona standards of practice, home inspectors are not required to move personal items, and out of respect for the occupants these are typically not moved. The inspector does not test for mold, lead, asbestos, radon gas, or other hazardous materials. However, if the presence of hazardous substances is suspected, or if remediation is needed a qualified expert should be consulted.

1. Door Bell

Observations:

- SATISFACTORY:
- Operated normally when tested.

2. Ceiling Condition

Materials: There are drywall ceilings noted. • Cathedral style (vaulted) ceilings noted.

Observations:

- The inspector could not access the area around the skylight(s).
- SATISFACTORY:
- The ceiling visible areas appeared in serviceable condition at the time of the inspection.



3. Ceiling Fans

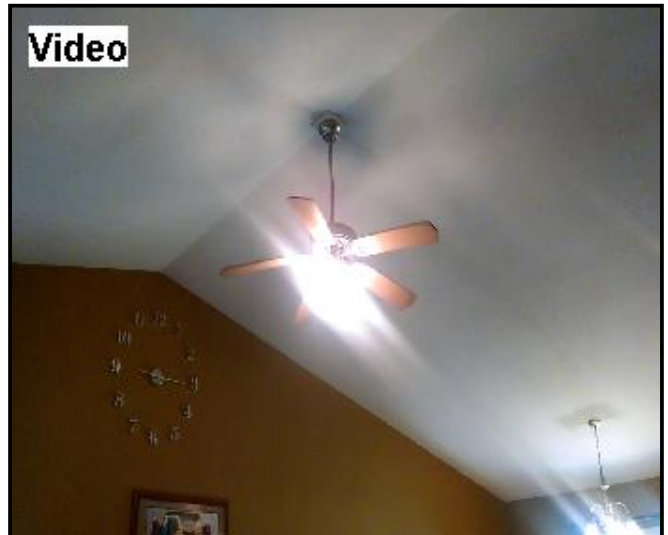
Observations:

- REPAIR/REPLACE:
- The ceiling fan did not operate properly in the highest speed setting when tested (see short video). We recommend repair or replacement as needed to restore proper function.

Top setting appeared to "underperform" and moved very slowly (possibly only due to existing momentum)



Video



4. Smoke Detectors

Observations:

• **CARBON MONOXIDE DETECTORS**

• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

• Tip: It is a good ideal to install Smoke & CO detectors BEFORE an appraisal takes place (if applicable) in order to avoid potential re-inspection fees from the appraiser.

• **SMOKE DETECTORS**

• REPAIR/REPLACE:

• Old detectors noted. Smoke detectors typically last 6-10 years. The downstairs smoke detector closest to the kitchen appeared to have scotch tape covering the smoke sensor. One of the upstairs bedroom detectors had a missing back-up battery. We recommend replacing older smoke detectors as a precaution.

• SAFETY CONCERN:

• There was no visible CO (Carbon Monoxide) detector installed in the home. We recommend installing prior to closing in compliance with local laws (RCW 19.27.530 & WAC 246-359-550). CO detectors are required to be installed in the immediate vicinity outside each sleeping area with a minimum of one on each habitable level of the home.



Bedroom smoke detector missing back-up battery

5. Wall Condition

Materials: Drywall walls noted.

Observations:

• Some areas not accessible due to stored personal items.

• SATISFACTORY:

• Visible portions of the walls were in satisfactory condition at the time of the inspection.

6. Electrical

Observations:

- SATISFACTORY:
- A representative number of outlets were tested. The outlets tested were functionally adequate with correct polarity.

7. Closets

Observations:

- SATISFACTORY:
- The interior closet(s) were in serviceable condition.

8. Patio Doors

Observations:

- SATISFACTORY:
- The sliding patio door was functional at the time of the inspection.
- Tempered glass noted in the patio door.

9. Screen Doors

Observations:

- SATISFACTORY:
- Sliding screen door was functional.



10. Floor Condition

Flooring Types: Floating laminate type flooring noted.

Observations:

- SATISFACTORY:
- Visible portions of the floor appear in satisfactory condition with normal wear for its age.



11. Stairs & Handrail

Observations:

- SATISFACTORY:

- The stairs and handrails appeared to be functionally adequate with no safety concerns noted at the time of the inspection.

12. Window Condition

Window Type: Vinyl framed sliding windows noted.

Observations:

- In accordance with State Standards, we may not be able to test every window in the house, and particularly if it is furnished.

- SATISFACTORY:

- The accessible windows that were tested were functional.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include food preparation surfaces, and a representative number of cabinets. Inspection of household appliances is outside the scope of inspection according to the Arizona State Standards of Practice. As a courtesy to the Client, the Inspector focuses visual evaluation and operational testing of permanently installed appliances such as range/ovens, dishwashers, garbage disposal, sinks, faucets, and built-in microwaves. Free-standing microwaves and refrigerators are typically not tested as they quite often are not included in the sale of a home.

What we look for: A good faith effort is made to determine the date of manufacture of built-in appliances whenever a manufacturer's data plate is accessible and legible. Basic testing using normal operating controls is performed unless the unit is shut down, obstructed by stored items, or appears unsafe to operate. Determining unit age and estimating remaining service life is beyond the scope of a home inspection. The service life of kitchen appliances can vary widely depending on unit quality and maintenance history. Providing the date of original manufacture is performed as a courtesy to the Client. No warranty of future performance is implied.

Researching appliances for safety recalls is also beyond the scope of a home inspection. Time permitting, the inspector may elect to perform online research when manufacturer's Make, Model, and Serial Number information is available. This same research can be performed by the homeowner for FREE by visiting www.appliance411.com (most kitchen appliances), www.building-center.org (furnaces & water heaters), or the Consumer Product Safety Commission website at www.CPSC.gov

1. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- SATISFACTORY:
- The kitchen ceiling visible areas appeared in serviceable condition at the time of the inspection.

2. Cabinets

Observations:

- SATISFACTORY:
- The kitchen cabinets appeared to be functional and in satisfactory condition at the time of the inspection.



3. Counters

Observations:

- Plastic laminate tops noted.
- SATISFACTORY:
- There was normal wear noted for the age of the counter tops.



4. Sinks

Observations:

- ****DRAINS****
- **SATISFACTORY:**
- The kitchen sink was in satisfactory condition at the time of the inspection with functional flow.
- ****SUPPLY****
- **SATISFACTORY:**
- Operated normally, at time of inspection with adequate pressure and functional flow.



5. Plumbing

Observations:

- Limited review due to personal property stored in undersink cabinet.
- **SATISFACTORY:**
- Plumbing appeared in satisfactory condition with no deficiencies observed at the time of the inspection.
- A good faith effort was made to identify leaks using infrared thermography with none observed at the time of the inspection.

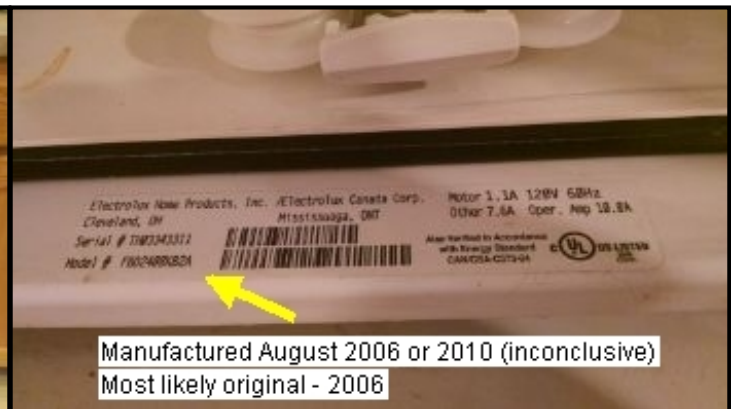


6. Dishwasher

Observations:

• MONITOR:

- According to the serial number, this unit was manufactured in 2006 or 2010 (inconclusive). Although functional, we recommend monitoring for performance and budgeting for future replacement as this unit may be nearing the end of its expected service life.



7. Electrical

Observations:

• SATISFACTORY:

- Outlets that were tested showed correct polarity.

8. GFCI

Observations:

• SATISFACTORY:

- GFCI outlet(s) that were tested were operational. The GFCI receptacle behind the stove was obstructed by the appliance panel and not tested.



9. Vent Condition

Materials: Exterior Vented

Observations:

- SATISFACTORY:
- Exhaust fan was operable when tested.

10. Cook top condition

Observations:

- Gas cook top noted.
- SATISFACTORY:
- The gas burners operate when tested.

11. Oven & Range

Observations:

- Oven: gas burners
- MONITOR:
- According to the serial number, this unit was manufactured in 2006 (original) making it 13 years old and functioning beyond its expected service life. Although functional, we recommend monitoring for performance and budgeting for future replacement as units of this age can fail at anytime.



Manufactured May 2006 (original unit)

12. Wall Condition

Materials: Drywall walls noted.

Observations:

- Some areas not visible due to cabinets, appliances and stored personal items.
- SATISFACTORY:
- Visible portions of the walls were in satisfactory condition at the time of the inspection.

13. Window Condition

Materials: Vinyl framed sliding window(s) noted.

Observations:

- SATISFACTORY:
- Operated windows appeared functional at the time of the inspection.

14. Floor Condition

Materials: Sheet vinyl flooring noted.

Observations:

- SATISFACTORY:
- Visible portions of the floor coverings showed normal wear for their age.



Laundry

1. Locations

Locations: Interior utility closet on the main floor

2. Doors

Observations:

- SATISFACTORY:
- Laundry closet bi-fold doors appeared to be functionally adequate.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- SATISFACTORY:
- The ceiling visible areas appeared to be in serviceable condition at the time of the inspection.

4. Exhaust Fan

Observations:

- SATISFACTORY:
- The Laundry Room exhaust fan was operated and appeared functional at the time of the inspection.

5. Electrical

Observations:

- Some outlets not accessible due to obstruction by appliances.
- SATISFACTORY:
- Outlets tested showed correct polarity.

6. GFCI

Observations:

- RECOMMENDED UPGRADE:
- GFCI protected receptacles may not have been required in the laundry area when the house was built (not required until 2012). We recommend upgrading with GFCI's at all receptacles near water sources.



7. Wall Condition

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items or installed appliances.
- SATISFACTORY:
- Visible portions of the walls were in satisfactory condition at the time of the inspection.

8. Dryer Vent

Observations:

- SATISFACTORY:
- The dryer vent appears to properly extend to the exterior.

9. Plumbing

Observations:

- The visible portions of the washer/dryer water valves and drain (standpipe) appeared functionally adequate. They were mostly concealed inside the wall and not fully visible.
- SATISFACTORY:
- Limited visible plumbing components appeared functional at the time of the inspection.



10. Floor Condition

Materials: Sheet vinyl flooring is noted.

Observations:

- SATISFACTORY:
- Visible portions of the floor coverings appeared to be satisfactory with normal wear for their age.

Roof

1. Roof Condition

Materials: There were one layer of roof covering materials observed. • Inspection Method: Walked the roof.

Materials: Composition/Asphalt shingles noted.

Observations:

• SATISFACTORY:

- The roof covering materials appeared to be in serviceable condition at the time of the inspection.
- Maintenance Tip: Moss on the roof can lead to the premature failure of the roof and subsequent leaks. We recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>. We recommend avoiding pressure washing composition/asphalt shingles as this can artificially age the roof.



2. Flashing

Observations:

• SATISFACTORY:

- Visible portions of flashings appeared satisfactory at the time of the inspection except where noted.

• RECOMMENDED UPGRADE:

- It appeared there were no **drip edge** flashings installed at the rake boards. There did not appear to be any adverse affects from their absence (not required in all jurisdictions). We recommend monitoring for performance and installing drip edge flashings where missing.

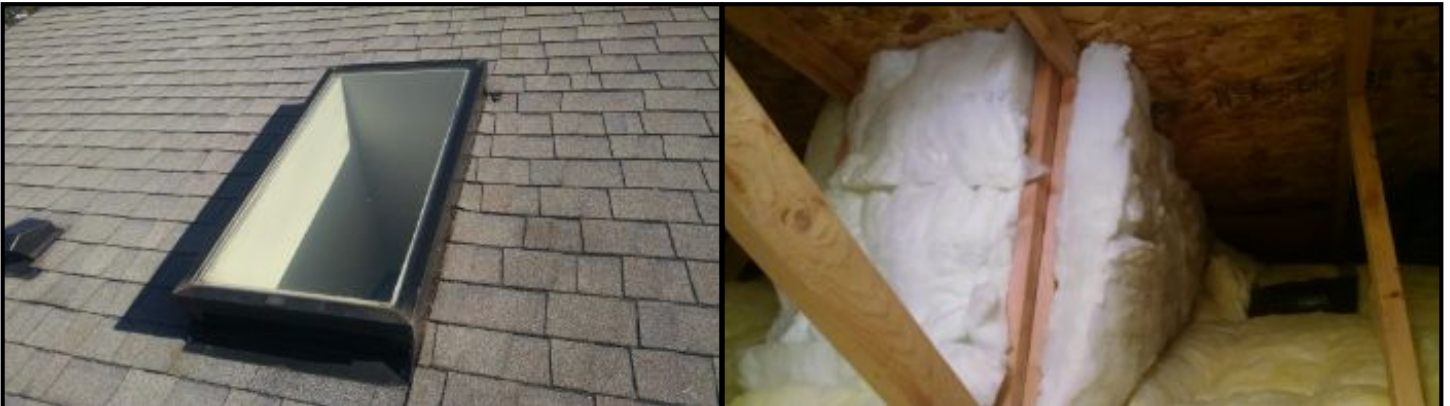


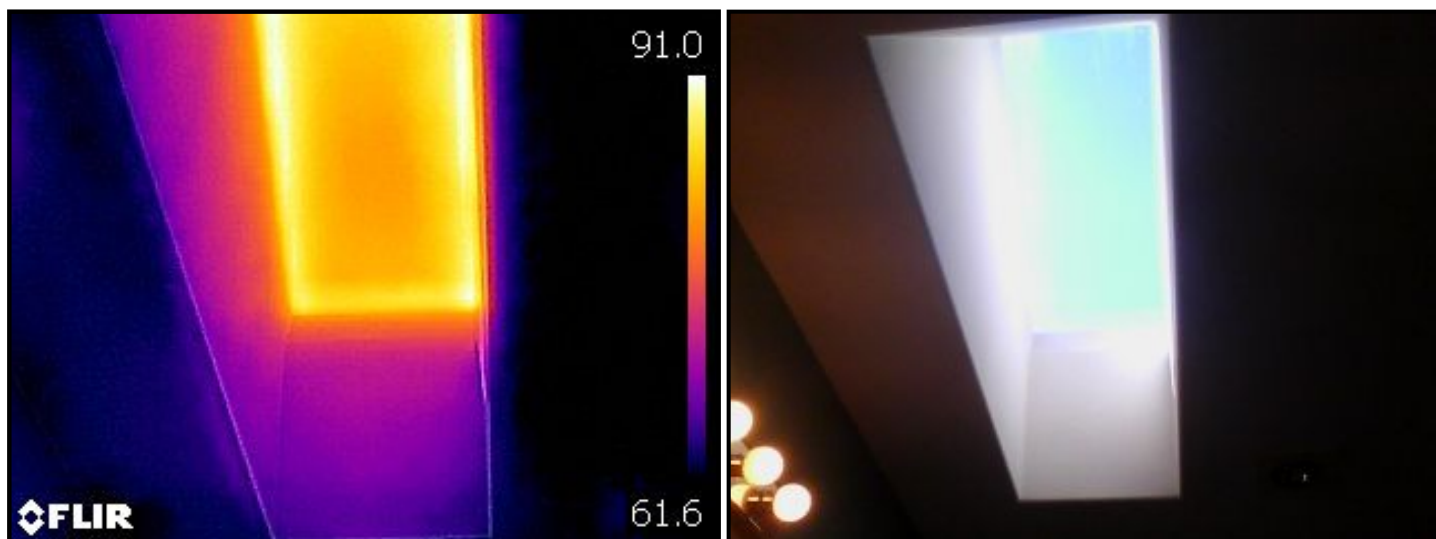
3. Sky Lights

Observations:

• SATISFACTORY:

- No signs of leaking around the skylight were observed at the time of the inspection.
- A good faith effort was made to identify leaks at the skylight from both above and below with none found.
- A "water shed test" (simulated rain using a hose) is beyond the scope of a home inspection. No warranty of future performance of the skylights is offered or implied.





4. Vent Caps

Observations:

- SATISFACTORY:
- Vent caps appeared to be functionally adequate.

5. Gutters

Observations:

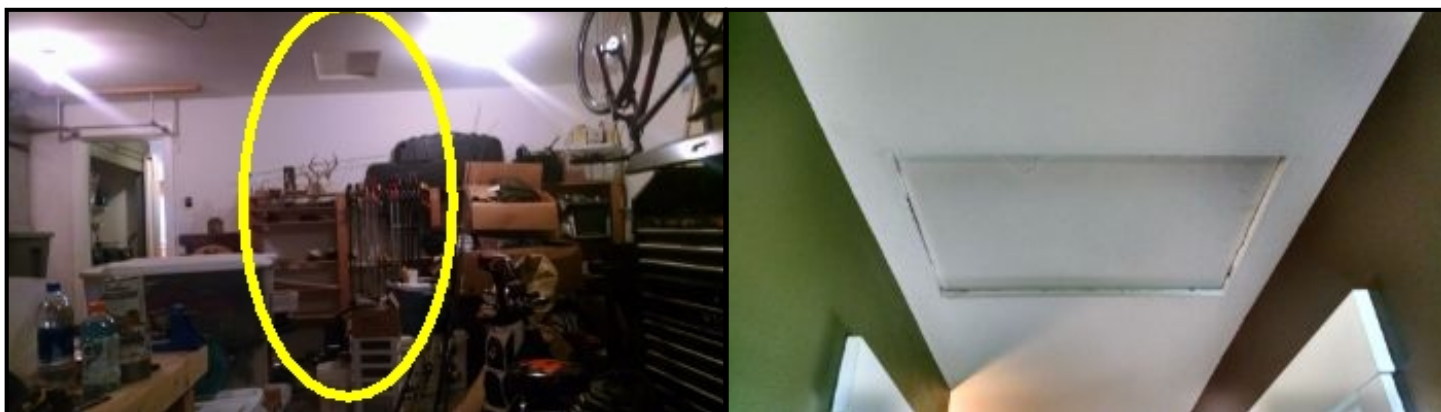
- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters. Overflowing gutters are conducive to wood destroying organism activity such as wood rot, carpenter ants, and moisture ants. Also, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system, if installed, does not spray the siding or windows.
- SATISFACTORY:
- No major system safety or functional concerns noted at the time of the inspection.

Attic

1. Access

Observations:

- ****Location of access****
- Scuttle Holes located in:
 - Hallway ceiling.
 - Garage ceiling.
- ****Access Observations****
- Limited review. The garage attic was inaccessible due to obstruction below by a large volume of stored items.
- **SATISFACTORY:**
- Upstairs attic access appeared functional with batt insulation over the hatch door.



2. Insulation Condition

Materials: Unfinished fiberglass batts noted.

Depth: Insulation depth was not measured.

Observations:

- **SATISFACTORY:**
- Insulation appears adequate and in satisfactory condition.
- Insulation level in the attic is typical for homes this age.



3. Structure

Observations:

- Limited review due to insulation installed between the trusses.
- SATISFACTORY:
- Visible portions of the attic structural members appeared to be functionally adequate at the time of the inspection.



4. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Ridge venting noted.
- Gable louver vents noted.
- SATISFACTORY:
- Attic ventilation appeared to be functionally adequate.

5. Vent Screens

Observations:

- SATISFACTORY:
- Vent screens noted as functionally adequate.
- Cardboard baffles to ensure good air flow through soffit vents noted as present and functional.



6. Exhaust Vent

Observations:

- SATISFACTORY:
- Functional with no deficiencies or safety concerns noted at the time of the inspection.



7. Electrical

Observations:

- Most areas not visibly accessible due to insulation.
- SATISFACTORY:
- Visible portions of the attic electrical system appeared satisfactory with no functional or safety concerns noted at the time of the inspection.
- All wiring appeared to be properly secured to the framing.

8. Attic Plumbing

Observations:

- **ABS** plumbing vents
- SATISFACTORY:
- The attic plumbing pipes appeared to be in satisfactory condition.

Foundation

1. Foundation Walls

Observations:

- SATISFACTORY:

- Foundation walls noted as functionally adequate with normal settlement.
- Cracks (1/4" or less) present in foundation exterior wall. We recommend sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant.



2. Anchor Bolts

Observations:

- The anchor bolts were not visible.

3. Foundation Ventilation

Materials: Screened Openings noted.

Observations:

- SATISFACTORY:
- Foundation vents noted as functionally adequate.

4. Post and Girders

Observations:

- Vertical Support Material: Wood posts on poured concrete piers
- Horizontal Beam Material: Wood girder beams
- SATISFACTORY:
- Foundation posts and beams appeared to be functionally adequate.



5. Sub Flooring

Observations:

- **DECKING**
- OSB (Oriented Strand Board) sheathing sub floor
- **FRAMING**
- Engineered wood I-joists
- **SATISFACTORY:**
- Visible areas appear satisfactory at the time of inspection.

6. Foundation Plumbing

Observations:

- **SUPPLY**
- Copper supply pipe noted.
- **DRAIN, WASTE, VENT**
- Acrylonitrile-Butadiene-Styrene "ABS" waste and vent pipes noted.
- **OBSERVATIONS**
- **SATISFACTORY:**
- Appeared functional at the time of the inspection.
- A good faith effort was made to locate active plumbing leaks with none observed at the time of the inspection. However, no warranty of future performance is offered or implied.

Basement/Crawlspace

1. Walls

Materials: Crawlspace noted.

2. Access

Materials: Exterior hatch door.

Observations:

- SATISFACTORY:
- Exterior entrance was in serviceable condition.



3. Insulation

Observations:

- SATISFACTORY:
- Insulation appeared satisfactory at the time of the inspection.



4. Crawlspace Electrical

Observations:

- SATISFACTORY:
- Visible wiring appeared to be properly secured to the framing.

5. Ground/Vapor Barrier

Observations:

- SATISFACTORY:
- The vapor barrier was noted as present and in serviceable condition.

6. Basement/Crawlspace Ductwork

Observations:

- FURTHER EVALUATION:
- Some of the subfloor ducts were saturated with water due to a problem with the furnace (See HVAC section for more) and may need to be replaced.



Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal flashing is typically made of galvanized steel, aluminum (painted or not), or copper.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves