

# Arizona Home Inspections,LLC

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## Home Inspection Report

6942 N Longfellow Ln  
*Tucson, AZ*



# PROPERTY INSPECTION SUMMARY REPORT

Annette E. Monterrosa  
6942 N Longfellow Ln, Tucson AZ

The following items are extracted from the full report and presented here as a summary for the readers convenience only. No representation is made that this is an all inclusive list of conditions that are important for consideration. For instance, **maintenance, recommended upgrades, Safety Concerns, monitor and consult the seller** recommendations may be noted in the body of the report only.

We highly recommend that the entire report including the standards of practice, limitations, scope of the inspection and inspection agreement be read as there may be other facts or conditions that may affect your conclusions or decisions. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney.

Each of these summary items will likely require further evaluation and repair by appropriate persons i.e.(licensed and qualified plumber, contractor, engineer, electrician, pest technician, etc.). We suggest that you obtain competitive estimates for these items **before close of escrow**.

## SITE AND GROUNDS

### 4. Walkway

#### Railing Condition

**Safety Concern:** No railings were provided at the rear patio lower steps. Railings should be installed to reduce the potential for personal injury when there are three or more steps. We recommend that the railing be installed. This is a safety concern.

**Safety Concern:** The railing balusters for the exterior west wall stairs did not conform to current standards. As such, these railings may allow a small child to climb or fall through. All railings should be modified or re-installed to conform to current standards for safety.

### 7. Patios

#### Patio Cover Conditions

**Repair:** Deteriorated roof decking was observed at the patio cover. We recommend that any deteriorated roof decking be replaced as required.

### 9. Balconies

#### Railing Conditions

**Safety Concern:** The front baluster spacing on the balconie railing was non conforming. The balusters were missing, spaced too far apart, climbable or the gap at the base was too wide. Although this installation may have been acceptable at the time of construction, upgrading for safety should be considered.

## STRUCTURE

## 7. Trim

### Trim Condition

**Repair:** Deterioration of the trim was observed at the exterior garage window frames. We recommend that any deteriorated window trim be repaired or replaced as required.

**Repair:** Caulking at the window/door perimeters is needed. Attention to the sealing of perimeters is recommended to keep out moisture intrusion and insects.

## 11. Exterior GFCI Location

### GFCI Condition

**Safety Concern:** The ground fault circuit interrupter breaker (GFCI) receptacle did not function as intended receptacles near the pool SW corner and missing at the front porch. This could pose a serious safety condition and we recommend that this GFCI breaker be replaced as soon as possible.

## 12. Organisms/Pests

### Wood Contact/Organisms

**Further Review:** Mud tubes were noted at several locations. We recommend further review for a better understanding of present condition.

### Pest Control Issues

## Roof

### 1. Rooftop Material & Condition

#### Built-Up/Membrane/Foam

**Repair:** Evidence of ponding was observed on the built-up asphalt cover of this roof at the scuppers. The presence of shallow ponds of water in some areas after rains is not unusual, but regular maintenance of these areas is vital to avoid possible damage to the roof. The sitting water and accumulated dirt will deteriorate the roof coating at a faster rate than the rest to the roof. We recommend evaluating the ponding areas with correction as necessary.

**Further Review:** Cracking in the rooftop coating materials were visible in one or more areas. We recommend further review of the roof system for a better understanding of replacement/repair costs and present condition.

### 2. Rooftop Ventilation

#### Condition

**Repair:** One or more attic space vents, dwv vents, and or roof vent cap were observed to be missing screens to prevent penetrations. We recommend that the missing vent cap screens be replaced as required.

### 6. Rooftop General

#### Rooftop General

**Further Review:** A soft spot or spots were observed at the roof top deck. We recommend further review for a better understanding of replacement/repair costs and present condition.

## KITCHEN

### 2. Sink

#### Faucets

**Monitor:** The cabinet base below the sink has signs of previous leaks with damage, cracking and or peeling present.

### 4. Appliances

#### Instant Hot Water

**Repair:** The faucet supply line was leaking at the connection. We recommend repair

or replacement of the supply line.

## INTERIOR

### 1. Doors Interior/Exterior

#### Door Conditions

**Repair:** The interior dead bolt requires a key to operate at the down stair door(s). This condition is a potential hazard and may prevent the use of the door during an emergency egress. Recommend replacing the lock with a keyless " single cylinder " deadbolt to meet egress requirements.

**Repair:** Bed #2 closet door rubbed on its frame. We recommend adjusting, planning or sanding to restore the door to proper function.

**Repair:** Several of the buildings doors did not latch properly. We recommend review of all the buildings doors with repair as necessary to return the affected doors to proper operation.

**Repair:** The front sliding screen doors were missing. We recommend the replacement of the screen doors.

**Repair:** The upstairs hall bathroom and bedroom #2 have doors with loose or missing hardware. We recommend repair or replacement, to return the doors to proper function.

### 2.Windows

#### Window Condition

**Repair:** The window at the garage craft room, Bathroom/bedroom #4 presented symptoms of a breach seal or failure between two pieces of glass. This often takes the form of condensation between the panes of an insulated glass unit. We recommend full evaluation of all the windows by an appropriate person with replacement of all breeched windows.

**Repair:** Bedroom #4 interior window molding was observed to missing, with holes and cracks and or deteriorated in such a manner as replacement is needed. We recommend the windows be repaired or replaced as required.

### 7. Railings

#### Interior Rail Conditions

**Safety Concern:** The railing or wall height for the upstairs was lower than acceptable industry standards. Attention to the railing height is required for safety.

### 13. Mold

#### Mold

**Further Review:** A mold like substance or growth was observed in the bar cabinet. We recommend further review for a better understanding of present condition.

**Repair:** The inside base of the bar sink cabinet was water damaged from a prior leak. Large areas of black staining is present we recommend further review for environmental concerns.

## LAUNDRY AREA

### 3. Laundry Room Ventilation

#### Laundry Room Ventilation

**Monitor:** Ventilation of the laundry room to an outside area is not present. We recommend that the laundry room be monitored for signs of moisture buildup with the installation of a ventilation fan if necessary.

## PARKING STRUCTURE

### 1. General Garage

## Garage Condition

**Further Review:** The west patio cover/ stair framing is improperly anchored and/or attached to the building. The north ledger beam connection to rim joist is missing the required hangers or fasteners. We recommend further review for a better understanding of replacement/repair costs and present condition.

**Consult Seller:** Stains at the ceiling were observed in the garage indicating a past or present leak. Consult with the seller as to the nature of the staining and any possible repairs made.

**Repair:** Wall damage was noted in one or more of the garage walls. The garage door track framing has significant termite damage and near replacement condition. Attention to the damaged sections is recommended to restore the wall system.

## 2. Overhead Garage Doors

### Opener Condition

**Repair:** The sensitivity of the reversing feature on the overhead garage door opener was in need of adjustment. It is a safety protection device and its proper adjustment should not be neglected. Adjustment screws are generally labeled and within easy reach with a screwdriver. These mechanisms should be finely adjusted so they will reverse upon contacting something soft, such as a child. Use a basketball, placed in the path of the closing door to test this function and adjust as needed. This is a safety aspect and should be addressed immediately.

## 7. Rooftop Condition

### Built-Up/Membrane/Foam

**Repair:** The reflective coating is designed to protect the roofing membranes from sunlight deterioration. This coating typically lasts from 4 - 7 years depending on the quality of the material. This roof coating appears to be at or near the end of its service life. We recommend that the reflective coating be re-applied to restore its protection of the roofing membranes.

## PLUMBING SYSTEM

## 2. Distribution Piping

### Distribution Piping Condition

**Further Review:** The supply piping was observed to be noisy in the master bathroom when the tub faucet was operated. We recommend further review for a better understanding of replacement/repair costs and present condition.

**Repair:** One or more water lines are not insulated in areas which are vulnerable to freezing. We recommend all vulnerable water lines be insulated to protect against freezing.

### Lawn Sprinklers/ Irrigation system

**Further Review:** A wet or submerged valve box was observed in the site irrigation system by the pool equipment. We recommend further review for a better understanding of replacement/repair costs and present condition.

**Further Review:** The irrigation system for the building site (if present), was not operated. Operation of irrigation valves and evaluation of irrigation system design are not within the scope of a home inspection. We recommend further review for a better understanding of present condition.

## 3. Drain Waste Vent Piping

#### Condition

**Repair:** Previous leaks or stains were observed below the cleanout cap in the workout room. Attention to the pipes is required for damage control as well as health issues. We recommend that the leaks be repaired as required.

### WATER HEATER

#### 3. Water Connections

##### Water Heater Connections

**Monitor:** The water connections at the water heater were observed to have minor corrosion (non-visible leak that leaves mineral deposits) and visible leakage may occur with time. These connections should be monitored for leakage and repaired or replaced as required.

#### 9. Water Heater General Comments

##### Concerns

**Safety Concern:** The electrical connection or wiring for the hot water heater was exposed at the front side. The protective cover was missing. We recommend that the cover be put back in place for safety.

**Repair:** The water heater drain valve was leaking at the time of the inspection. We recommend that the water heater be repaired or replaced.

### HEATING & COOLING SYSTEM

#### 3. Cooling System

##### Cooling System Conditions

**Further Review:** The cooling system size was observed to be 2 - 4ton units. The general rule of thumb for unit sizing is 1 ton per 400-450 square feet, 500-550 square feet per ton on an energy efficient rated home. We recommend further review of the cooling system for a better understanding of replacement/repair costs and present condition.

##### HVAC Wiring

**Repair:** The electrical conduit installed to the exterior of the cooling equipment for the building was separated or damaged. We recommend further evaluation with remedy as necessary.

#### 4. Secondary Air Conditioning System

##### Wine Cellar Refrigeration Unit

**Repair:** The condensate line is not configured per the manufactures recommendations. This can void the warranty by the manufacturer. We recommend the line be installed or configured as necessary to restore proper operation.

#### 9. Fireplace

##### Fireplace Conditions

**Further Review:** The fireplace units were operated using the normal operating controls however, it did not function. We recommend further review for a better understanding of replacement/repair costs and present condition.

### ELECTRICAL SYSTEM

#### 2. Meter - Main Panel

##### Circuit Breakers

**Repair:** The ground fault circuit interrupter breaker (GFCI) in the electrical panel was not functioning properly. The breaker should be replace to restore proper ground fault protection to this circuit.

#### 6. Lights

##### Lights Condition

**Repair:** The light fixtures at the ceiling fans were not functioning using the normal operating controls. The bulb(s) in these fixtures may be burned out. If the bulbs are not burned out, the condition of the fixtures and wiring should be verified. We recommend repair as necessary to restore the function of these fixtures.

8. Wiring Conditions of Note  
Wiring Problems

**Repair:** Open junction boxes were observed at craft room, az room rear patio and the upstairs family room. Open junction boxes should be enclosed within an approved cover in accordance with industry standards. We recommend the installation of an approved cover at each location.

**Repair:** Improper exposed splices, or connections made outside of a junction box, were observed at kitchen pantry, water heater, rear deck north wall near the fireplace (see pic) We recommend that any exposed splices and connections should be enclosed within an approved junction box for safety.

POOL AND SPA

1. General Information  
Water Clarity

The water clarity for the pool/spa was observed to be slightly opaque in nature with excessive dirt at the pools liner and as such the pool liner inspection was limited.

6. Pumping Equipment  
Leakage

**Repair:** Minor leakage was observed in the pump/filtration equipment or piping. We recommend repair of all leaks.

9. Primary Filtration  
Filter/Gauge Condition

**Repair:** Pressure is a bit high and filter element may be in need of cleaning or replacement.

10. Pool Cleaning System  
Cleaning System Conditions

**Further Review:** The in pool cleaning system was observed damaged and not operating. We recommend repair or replacement as necessary.

11. Pool / Spa Electrical  
Items of Concern

**Safety Concern:** The pool light GFCI was inoperable or not operating correctly. We recommend that the GFCI be replaced as this is a safety aspect of the pool area.

**Repair:** The pool light did not function using the normal operating controls. We recommend that the pool light be repaired to the present day industry standards.

14. Pool / Spa Barriers  
Fence Conditions

**Safety Concern:** The site fencing surrounding the pool/spa does not meet current safety requirements and or standards. This is a safety aspect of the pool. Ideally, the barrier should be modified to comply with present building standards and safety regulations. We recommend correction as necessary.

# Arizona Home Inspections, LLC

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## PROPERTY INSPECTION REPORT

*Report # 6942 N Longfellow Ln*

*August 27, 2009*

Dear Annette E. Monterrosa,

At your request we have performed an inspection of the property at **6942 N Longfellow Ln, Tucson AZ**.

**AHI**, is pleased to submit the enclosed report. Understand that there are limitations to this inspection. Many components of the building are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing the building, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

The Standards of Professional Practice for Arizona Home Inspectors (included with this report) are the standards by which our inspections are performed. These standards more specifically explain the scope of the inspection. The Standards of Professional Practice for Arizona Home Inspectors prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

Thank you for selecting our company. We appreciate the opportunity to be of service. We hope you will recommend our services to your friends and associates.

Sincerely,

Jack Randall

Arizona Home Inspections, LLC



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## INTRODUCTORY NOTES

### REPORT LIMITATIONS:

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT. Absent written consent, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee, the person who transmits the report to a party not named in the contract. The client understands that the inspection report is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses opinions of the inspector, based on his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of the components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with the tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

This report is **CONFIDENTIAL**, and is furnished solely for the use and benefit of the client. This report is not intended to be relied upon by any other party not named on the report and Inspection Agreement. Refer to the Inspection Agreement for the full terms, conditions and limitations of this inspection. Do not transfer this report to a third party without consulting that agreement as a transfer will in effect make enforceable any and all liabilities attributable to the report to the transferee.

This inspection does not include compliance with building codes. If you want a 'code inspection' you'll need to talk to the local building department since they're the only people with the authority to do a code compliance inspection. We do not search public records and we make no comment on the legal uses of the property.

### KEY TO THE TERMS USED IN THIS REPORT:

**For your convenience, the following terms have been used in this report along with a suggestion or**

**recommendation for action.** All actions indicated should be evaluated and carried out by *appropriate persons*. An appropriate person is a person that is a licensed qualified professional, engineer, tradesman, or service technician.

**Repair:** Specific notation is made that the corresponding issue, item or system needs to be reviewed and corrected by competent repair personnel. This notation may indicate a need for immediate major repair which in most cases an *appropriate person* is needed.

**Maintenance:** Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by competent personnel.

**Recommended Upgrade:** Specific notation is made that the corresponding issue, item or system should be upgraded to conform with newer safety and/or health standards.

**Consult Seller:** Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

**Monitor:** Item or condition should be monitored for future conditions that would suggest that a repair is needed. Consult an *appropriate person* prior to closing escrow if not familiar with the issue, item or system requirements.

**Further Review:** Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation by *appropriate persons* for a thorough understanding of the scope of the repairs that may be needed.

**Safety Concern:** The notation refers to a safety concern evident in an issue, item or system with which immediate correction is recommended. In most cases an *appropriate person* is needed.

**"Adverse conditions":** This notation refers to unfavorable conditions evident at the time of inspection which will require further review with any necessary correction performed by *appropriate persons*.

**"Satisfactory", "Generally acceptable condition" and "Operational":** When the report indicates that a component is satisfactory, operational or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item which is stated to be satisfactory, operational or in generally acceptable condition may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

Further definitions of terms can be found in the glossary of terms at the end of the Standards of Professional Practice For Arizona Home Inspectors which is attached to this report.

Other issues, items or systems not addressed in the standards of practice may be commented on in this report, but only as a courtesy to our client. Issues, items and systems *not* specifically addressed by the standards of practice are not addressable within the confines of the attached contract. Please refer to the attached **Arizona ASHI Standards of Practice** for general limitations and exclusions applicable to this report. Any and all information relayed or construed outside the Arizona ASHI Standards of Practice in this report is to be considered incomplete, without certainty, and further review by an *appropriate person* is recommended.

## **Parties Present**

The inspection of the building detailed in this report was at the request of Annette E. Monterrosa, our client. Representing our client at the time of inspection was Denyse Biagi of Long Realty.

Our client and the client's agent were present at the time of the inspection.

The inspector of record was Inspector Jack Randall State of AZ: Arizona Home Inspections LLC, certification number #[38853].

### **Time & Weather Conditions**

The inspection began at approximately 11:00 PM and ended at approximately 3:00 PM on August 27, 2009.

The ground was dry, the sky was clear, and the outside air temperature was in range of 90-100 degrees F.

### **General Building Information**

The type and/or style of the building being inspected is a single family free standing home.

It is our understanding that the building was constructed in 1979. This is an approximate age that was determined by the the observed details of the building.

The building is occupied and has personal possessions blocking the full view and access of the interior surfaces and floor coverings of the structure. Other areas generally blocked from view are the interiors sink base cabinets and closets. The inspection was limited in the areas blocked from view or from lack of access.

All the provided major utilities i.e.(gas, water, electric) for the building were on at the time of the inspection.

### **Orientation**

For purposes of identification, comments in this report are written north, south, east and west as to the location of the illustrate item or issue.

### **Remarks And/Or Notes**

The sellers property disclosure sheets were present at the time of inspection. Property disclosure sheets may have valuable information which may have relevant facts about current condition that cannot be readily seen by the inspector or conditions possibly outside the scope of a home inspection. We recommend that the sellers disclosure sheets be studied in full with any concerns being reviewed by an appropriate person.

## **SITE AND GROUNDS**

### **SCOPE OF THE SITE INSPECTION:**

The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Walkways, patios, and driveways leading to dwelling entrances. Attached decks, balconies, stoops, steps, porches and their associated railings.

## **1. Landscaping**

The general landscaping along with the large site vegetation proximity if present, to the structure is well maintained and is in generally acceptable condition.

The site landscaping has low voltage lighting at several locations. The lights were operated and found to be in generally acceptable condition except for the following:

**Further Review:** One or more of the low voltage light fixtures did not operate using the normal operating controls. A burnt out bulb could possibly be the problem. We recommend further review for a better understanding of replacement/repair costs and present condition.

## **2. Site Grading - Drainage**

The overall grading of the site around the building was satisfactory in that it appears to be draining the water away from the structure except for the following:

**Monitor:** Surface drains are noted at several sides of the structure. We can not determine the condition of drains that are below grade level. These should be monitored. If you ever suspect they are clogged or damaged then the downspouts should be redirected onto the ground surface at least five (5) feet from the building. Water spilling out the top of the pipe or foundation leakage adjacent to a downspout would be an indication of a problem below grade. The testing of surface drains is not within the scope of this inspection. We recommend monitoring the surface drains with correction as necessary.

## **3. Driveway**

The driveway for the building was surfaced with concrete. The driveway surfaces were in generally acceptable condition.

## **4. Walkway**

The walkways for the building were surfaced with a combination of concrete, brick pavers, and flagstone. The walkway surfaces were in generally acceptable condition.

The exterior stairs for the walkways were in generally acceptable condition except for the following:

**Safety Concern:** The treads and risers in the exterior stairs were not uniform and therefore posed a potential "trip hazard". This is a safety aspect of the stairs. Ideally, the stairs should be modified to comply with present building standards and safety regulations. We recommend correction as necessary.

The exterior railings were installed according to current applicable standards and were in generally acceptable condition except for the following:

**Safety Concern:** No railings were provided at the rear patio lower steps. Railings should be installed to reduce the potential for personal injury when there are three or more steps. We recommend that the railing be installed. This is a safety concern.

**Safety Concern:** The railing balusters for the exterior west wall stairs did not conform to current standards. As such, these railings may allow a small child to climb or fall through. All railings should be modified or re-installed to conform to current standards for safety.

## **5. Entrance Cover**

The entrance cover surface areas and/or walkways were an extension of the walkway materials. The entrance cover surface areas and/or walkways were surfaced with ceramic tile.

The entrance cover surfaces were in generally acceptable condition with any minor cracking a cosmetic issue only.

The roof surface materials for the entrance covering are an extension of the main structure roofing materials. Any deficiencies if present, will be commented on in the main roof section of this report.

## **7. Patios**

The patio area was located on the rear side of the building. The patio areas were surfaced with concrete. The patio surfaces were in generally acceptable condition except for the following:

**Monitor:** Moderate cracks of the patio were observed on the rear side of the building. While still functional, the patio should be monitored and repaired as needed.

The roof surface materials for the patio covering are an extension of the main structure balcony materials. Any deficiencies at the surface materials if present, will be commented on in the balcony section of this report.

**Repair:** Deteriorated roof decking was observed at the patio cover. We recommend that any deteriorated roof decking be replaced as required.

## **9. Balconies**

The balconies deck surface was covered by brick pavers, inspection limited. The balconies deck was generally in an acceptable condition except for the following:

**Maintenance:** The balconies deck(s) were weathered and in need of general maintenance. Loose and cracked pavers were found at multiple locations including the garage rooftop staircase. Monitor and repair as required.

The balconies deck railings were installed where appropriate by current standards and were in acceptable condition.

**Safety Concern:** The front baluster spacing on the balcony railing was non conforming. The balusters were missing, spaced too far apart, climbable or the gap at the base was too wide. Although this installation may have been acceptable at the time of construction, upgrading for safety should be considered.

## **10. Fencing**

The site fencing was constructed with concrete masonry block. The visible site fencing was observed to be in generally acceptable condition.

## **11. Gates**

The gate or gates for the site fencing were operated and observed to be in generally acceptable condition.

# STRUCTURE

## SCOPE OF THE STRUCTURAL AND EXTERIOR INSPECTION:

The structural components including foundation, under-floor crawl space, water penetration and ventilation of crawl space. The floor structure and wall structure. The exterior wall cladding, flashing, trim, eaves, soffits, and fascia.

Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected.

### **1. Foundation**

The exposed slab/stem wall of the building was observed to be of poured concrete.

The foundation of the building was not visible to the inspector. However, the visible perimeter of the concrete slab or stemwall was observed to be in generally acceptable condition with any small cracks cosmetic in nature only.

Expansive soils are generally found in this area. These clay minerals act like a sponge and swell when water is added. This swelling can cause major structural damage. We strongly suggest that you keep dry landscaping or drought tolerant landscaping without irrigation (also called "Xeriscape") for at least the first 5 feet around the house (or more if there are signs of expansive soil problems). Lawn irrigation should be minimized. You should pay particular attention to any gutter and grading improvements that may be identified elsewhere in this report.

The exposed foundation is in normal condition for its age. The foundation wall has cracking present. The cracking is not excessive and less than 1/8". Suggest sealing and monitoring the cracked area with repairs as required.

### **5. Floor Structure**

The floor structures consisted of a poured in place concrete slab on grade and a wood subfloor over a series of wooden joists. The floor system was concealed by finished flooring and could not be visually inspected. The floor structure exhibited characteristics that indicate a generally acceptable condition.

**Further Review:** The floor was observed to be sloped in one or more areas. This may be due to soil settling and/or age of structure settlement. We recommend further review for a better understanding of replacement/repair costs and present condition.

### **6. Structure - Exterior**

The exterior walls of the structure were constructed with burnt adobe brick masonry. The interior fire separation walls were constructed of drywall. The wall structures of the building were observed to be in satisfactory condition.

The exterior wall cladding of this building consisted of exposed masonry units. You should routinely check the outside of the house. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged or decayed. Areas with little or no roof overhang need particular attention. Heavy vegetation should be kept trimmed since it can cause or hide damage.



The exterior wall surfaces were in generally acceptable condition with any minor cracks or blemishes a cosmetic condition only.

## **7. Trim**

The trim for this building was wood. The trim on this building was in generally acceptable condition except for the following:

**Repair:** Deterioration of the trim was observed at the exterior garage window frames. We recommend that any deteriorated window trim be repaired or replaced as required.

**Repair:** Caulking at the window/door perimeters is needed. Attention to the sealing of perimeters is recommended to keep out moisture intrusion and insects.

## **8. Flashing**

The flashings for the exterior of the building were not fully visible and the inspection was limited. No visible outward signs of failure at the flashings were evident at the exterior of the building. We recommend that the flashings be monitored and repaired as necessary.

## **9. Fascia - Eaves - Soffits**

The fascia and eave/soffit of the building were observed to be in generally acceptable condition.

## **10. Soffit/Gable Ventilation**

The attic or enclosed rafter space was ventilated at the eave with soffit panel vent screens. The building's ventilation components were observed to be in generally acceptable condition.

## **11. Exterior GFCI Location**

### **Ground Fault Circuit Interrupters:**

A ground fault circuit interrupter (GFCI) is a special device that will shut off electricity to a circuit when a particular unsafe condition occurs. The GFCI protection device may take the form of a circuit breaker in the electrical panel or be combined with an electrical outlet. These are normally installed to protect outlets near a source of water. Outlets in kitchens, bathrooms, crawlspaces, basements, exterior locations and garages should be GFCI protected.

The GFCI reset for the exterior receptacles were located at each exterior receptacle and one in the az room.

**Safety Concern:** The ground fault circuit interrupter breaker (GFCI) receptacle did not function as intended receptacles near the pool SW corner and missing at the front porch. This could pose a serious safety condition and we recommend that this GFCI breaker be replaced as soon as possible.

## **12. Organisms/Pests**

**Further Review:** Mud tubes were noted at several locations. We recommend further review for a better understanding of present condition.

# Roof

## Roof Type

The roofing structure type is a "Low Sloped" roof. The inspector was able to walk on the medium to low sloped surfaces of the roofing and visually inspect the accessible roofing components.

## 1. Rooftop Material & Condition

The roof covering for this structure was a built-up asphalt roofing felt with a reflective coating application. The reflective coating is designed to protect the roofing membranes from sunlight deterioration. This coating typically lasts from 4 - 7 years depending on the quality of the material. We recommend consulting with the seller to ascertain the age of the roof coating. The rooftop surface materials appear to be in generally acceptable condition for the age of the surface except for the following:

**Repair:** Evidence of ponding was observed on the built-up asphalt cover of this roof at the scuppers. The presence of shallow ponds of water in some areas after rains is not unusual, but regular maintenance of these areas is vital to avoid possible damage to the roof. The sitting water and accumulated dirt will deteriorate the roof coating at a faster rate than the rest to the roof. We recommend evaluating the ponding areas with correction as necessary.

**Further Review:** Cracking in the rooftop coating materials were visible in one or more areas. We recommend further review of the roof system for a better understanding of replacement/repair costs and present condition.

## 2. Rooftop Ventilation

The attic space for the building was ventilated whole or in part, with covered roof vents. The associated attic roof vents appear to be in generally acceptable condition except for the following:

**Repair:** One or more attic space vents, dwv vents, and or roof vent cap were observed to be missing screens to prevent penetrations. We recommend that the missing vent cap screens be replaced as required.

## 3. Rooftop Flashings

The connection and penetration flashings were not fully visible to the inspector. However, the visible flashings appear to be in generally acceptable condition with no signs of current moisture entry. We recommend that the connection and penetration flashings be periodically examined for signs of leakage.

## 4. Skylights

The skylights appear to be installed properly and were observed to be in generally acceptable condition.

## 5. Chimney

The chimney was of sheet metal construction. The chase stack lining of the masonry chimney(s) was made of metal.

The top of the chimney(s) was covered by metal cap flashing. The chimney(s) top flue stack was covered by a metal combination rain and spark arrester cap. Access to all of the chimney's components was limited by the attached cap.

## **6. Rooftop General**

**Further Review:** A soft spot or spots were observed at the roof top deck. We recommend further review for a better understanding of replacement/repair costs and present condition.

## **7. Roof Drainage Systems**

The building has gutters or scuppers located on the east sides of the rooftop perimeter that discharge runoff. The buildings scuppers were made of metal. The roof drainage systems appear to be in generally acceptable condition however, they should be checked on a regular basis.

# KITCHEN

## **SCOPE OF THE KITCHEN INSPECTION:**

The countertops and a representative number of installed cabinets, fixed or attached appliances, lights and outlets. Sinks, fixtures, functional flow, functional drainage and associated drain, waste and vent systems.

### **1. Cabinets/Countertops**

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The cabinets and countertops appear to be in generally acceptable condition for their age.

**Repair:** The sink countertop overhang is not supported properly. We recommend repairs as needed for proper operation as designed.

### **2. Sink**

The kitchen sink and all of its related components i.e.(drain line, faucets and water supplies) were operated and appear to be in generally acceptable condition except for the following:

**Monitor:** The cabinet base below the sink has signs of previous leaks with damage, cracking and or peeling present.

### **3. Kitchen GFCI Location**

The GFCI resets for the kitchen receptacles were located in the kitchen. The GFCI protected receptacles of the kitchen were observed to be operational and appeared to be functioning as designed.

### **4. Appliances**

The kitchen appliances were briefly turned on where possible. A complete operational check was not performed nor was any calibration of temperature controlling devices made. A full and complete appliance inspection is beyond the scope of a home inspection. The inspection is not a warranty or guarantee that the appliances will continue to work nor were any attempts made to determine recalls.

You should check the appliances again during a pre-closing walk-through. The following appliances were on site during this inspection:

The combination gas/electric range was turned on with normal controls and found to be operational. The oven was turned on with the normal operating controls (Bake and Broil). No tests were performed to determine the full range of heat settings, calibration or self-cleaning modes.

The kitchen exhaust fan was found to be operational. Kitchen ventilation was provided by an exterior ducted exhaust fan above the cooking surface.

**Repair:** The microwave cover paneling was observed to be damaged and not closing properly. We recommend further review for a better understanding of replacement/repair costs and present condition.

The dishwasher was operational and responded to normal operating controls. The dishwasher was run through a wash cycle and no leaks were observed. The dishwasher drain was equipped with an air gap or high loop in the drain line. This assures separation of the potable water supply from the sewer waste water and is an important health safety device or configuration.

The garbage disposal was found to be operational and in generally acceptable condition except for the following:

**Repair:** The rubber food gasket at the disposal was worn. We recommend that the gasket be replaced.

The refrigerator appears to be in operating condition. The gaskets were checked and the temperature was cool to the touch. The interior is in generally acceptable condition. The presence of an icemaker or the condition of an icemaker is not within the scope of a limited appliance courtesy check, this item if present was not inspected.

**Consult Seller:** A water filtration unit was installed at the kitchen sink countertop. The effectiveness of the water filtering system is not within the scope of this inspection and was not inspected further than water flow at the faucet. Past leakage is common at the tank or filter locations, the baseboard of the cabinet was dry at the time of inspection. Inquire with sellers or manufacturer as to operational procedures and present condition.

**Repair:** The faucet supply line was leaking at the connection. We recommend repair or replacement of the supply line.

## **5. General Condition**

The finished surfaces, hardware, windows and doors in the kitchen were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of this report.

# INTERIOR

## SCOPE OF THE INTERIOR INSPECTION:

The entry doors, walls, ceilings, and floors. The steps, stairways, balconies and railings. Solid fuel burning systems. The countertops and a representative number of installed cabinets. A representative number of doors and windows. Water penetration and condensation.

### **1. Doors Interior/Exterior**

The interior and exterior doors were properly installed and in generally acceptable condition except for the following:

**Repair:** The interior dead bolt requires a key to operate at the down stair door(s). This condition is a potential hazard and may prevent the use of the door during an emergency egress. Recommend replacing the lock with a keyless " single cylinder " deadbolt to meet egress requirements.

**Repair:** Bed #2 closet door rubbed on its frame. We recommend adjusting, planning or sanding to restore the door to proper function.

**Repair:** Several of the buildings doors did not latch properly. We recommend review of all the buildings doors with repair as necessary to return the affected doors to proper operation.

**Repair:** The front sliding screen doors were missing. We recommend the replacement of the screen doors.

**Repair:** The upstairs hall bathroom and bedroom #2 have doors with loose or missing hardware. We recommend repair or replacement, to return the doors to proper function.

### **2.Windows**

The material used in the construction of the window frames of this building was aluminum.

The operational types of windows for this building were fixed windows, and horizontal sliding windows. The window glazing (Number of Panes) in these windows is two, ( "double glazed").

Storm windows, screens, storm doors, window and door coverings, shutters and other seasonal items are not inspected unless specifically documented. Broken seals on double pane window units are sometimes difficult to see and may not be reported. Heat efficiency is not a part of this inspection; many older windows leak air.

Some windows of the building may not have been accessible due to furniture or personnel items. We operated a representative sample of the windows and their associated hardware. The windows that were operated were found to be in generally acceptable condition except for the following: Safety/tempered glass was observed in all locations where recommended by present day industry standards.

**Repair:** The window at the garage craft room, Bathroom/bedroom #4 presented symptoms of a breach seal or failure between two pieces of glass. This often takes the form of condensation between the panes of an insulated glass unit. We recommend full evaluation of all the windows by an appropriate person with replacement of all breeched windows.

**Repair:** Bedroom #4 interior window molding was observed to missing, with holes and cracks and or deteriorated in such a manner as replacement is needed. We recommend the windows be repaired or replaced as required.

### **3. Floor Coverings**

The floor coverings used in the interior of this building were a combination of carpet, brick pavers, hardwood and ceramic tile. All of the exposed interior floor coverings were in a generally acceptable condition at the time of inspection.

### **4. Ceilings - Walls**

The finished walls and ceilings inside of the building appear to be gypsum wallboard, commonly called "drywall". Stress cracks, if present, are typical and generally a cosmetic condition which will not be reported on unless severe in nature. Many factors contribute to this type of crack. Shrinkage and settlement are the primary causes. The interior walls and ceiling surfaces appear to be in generally acceptable condition except for the following:

**Consult Seller:** There was evidence of patching and/or repairs to the finished ceiling surface in the master bathroom and bar area. We recommend that the seller be consulted for additional information as to the reason for the repairs.

**Consult Seller:** There appeared to be patching and/or repairs to the finished wall surface in the upper family room and laundry room. We recommend that the seller be consulted for additional information as to the reason for the repairs.

**Consult Seller:** Water stains were observed on the ceiling/wall in the water heater closet indicating a past or present leak. Consulting the seller as to any repairs made may be one way to identify an old stain from an active leak. Monitoring the stained area(s) is recommended if repairs have been made. If no information is available from the seller we recommend **further review** for a better understanding of repair costs and present condition.

Primary efflorescence is named such, as it typically occurs during the initial cure of a cementation product. It routinely occurs in masonry construction, particularly brick, or block when water moving through a wall or other structure, or water being driven out as a result of the heat of hydration as cement stone is being formed, brings salts to the surface that are not commonly bound as part of the cement stone. As the water evaporates, it leaves the salt behind, which forms a white, fluffy deposit, that can normally be brushed off. Since primary efflorescence brings out salts that are not ordinarily part of the cement stone, it is not a structural, but, rather, an aesthetic concern.

### **5. Fans**

The ceiling fans were operated and appear to be in generally acceptable condition.

### **6. Stairs**

The stairs were used several times during the inspection. No specific deficiencies were noted at the time of the inspection except for the following:

**Safety Concern:** The treads and risers in the interior stairs were not uniform and therefore posed a potential "trip hazard". This is a safety aspect of the stairs. Ideally, the stairs should be modified to comply with present building standards and safety regulations. We recommend correction as necessary.

### **7. Railings**

The interior stair railing(s) were installed correctly and were in generally acceptable condition except for the following:

**Safety Concern:** The railing or wall height for the upstairs was lower than acceptable industry standards. Attention to the railing height is required for safety.

### **8. Smoke Detectors**

**Recommended Upgrade:** The latest standards require that smoke detectors be installed in all bedrooms and hallways leading to bedrooms. We recommend upgrading for fire safety.

### **10. Carbon Monoxide Detectors**

**Recommended Upgrade:** As a safety upgrade, one or more carbon monoxide "CO" detectors could be installed in locations recommended by the manufacturer of the detector to make this building safer in the event of a CO leak.

### **13. Mold**

**Further Review:** A mold like substance or growth was observed in the bar cabinet. We recommend further review for a better understanding of present condition.

**Repair:** The inside base of the bar sink cabinet was water damaged from a prior leak. Large areas of black staining is present we recommend further review for environmental concerns.

### **14. Remarks On The Interior**

The finished surfaces, hardware, windows and doors of the interior were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of the report. Cosmetic flaws such as stained/worn carpet, marred surface finishes and worn paint that are apparent to the average person are not included in this inspection, although we may occasionally report them as a courtesy to our clients. Cosmetic flaws such as minor cracks and nail pops occur in all houses. These are typically cosmetic in nature and are caused by settlement and/or shrinkage of building components. Furnishings are not moved in the inspection process which limits the inspection to free areas, defects may be blocked from view.

## **BATHROOM(S)**

### **SCOPE OF THE BATHROOM INSPECTION:**

The countertops and a representative number of installed cabinets, lights and outlets. Sinks, plumbing fixtures and associated drain, waste and vent systems. The means of ventilation, functional flow, and functional drainage.

#### **1. Cabinets/Countertops**

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The bathroom cabinets and countertops appear to be properly installed and are in generally acceptable condition.

**Monitor:** The cabinet base below the sink has signs of previous leaks with damage, cracking and or peeling present.

## **2. Bathroom Wash Basins**

All of the bathroom wash basins and related components i.e.(drain lines, stoppers, faucets and water supplies) were operational, and appeared to be in generally acceptable condition except for the following:

**Repair:** The drain stops were inoperable in the downstairs hall bath wash basins. We recommend that all inoperable drain stops should be repaired or replaced to restore function.

## **3. Bathtub/Shower**

The bathtub/shower surrounds and visible plumbing components were operational and appear to be in generally acceptable condition except for the following:

**Repair:** The upstairs hall bath shower head arm was observed to be loose in the wall. A leak behind the wall is possible with a loose connection. We recommend repair or replacement of the shower head arm to restore proper operation and use of the shower.

## **4. Shower Doors**

The shower doors, glass enclosures and associated hardware for the bathrooms was found to be in generally acceptable condition.

## **5. Toilets**

The toilet bowls, tanks, water supplies, fill valves and related components for the building were operational. The toilet bowls were found to be secure to the floor and to have a flush that appears normal.

## **7. Ventilation**

The ventilation of the bathrooms was provided by exhaust fans which were operational at the time of our inspection.

## **8. Bathroom GFCI Locations**

The GFCI location for the bathrooms of the building was at each separate bathroom. The GFCI protected receptacles in the bathrooms were operated and appeared to be functioning as intended.

## **9. General Condition**

The finished surfaces, hardware, windows and doors in the bathrooms were found to be in generally acceptable condition at the time of this inspection. Any exceptions are noted above or in other specific areas of this report.



## LAUNDRY AREA

### SCOPE OF THE LAUNDRY AREA INSPECTION:

Laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets.

### 1. Laundry Provisions

Laundry provisions were located at an interior laundry area. The provisions for the laundry appliances i.e.(supply valves, drains, gas supply, electric supply and dryer venting) if present, appear to be in generally acceptable condition except for the following:

**Further Review:** The receptacles at the laundry area was not accessible and therefore not tested. We recommend that further review to the receptacle be made in order to ascertain the condition.

### 3. Laundry Room Ventilation

**Monitor:** Ventilation of the laundry room to an outside area is not present. We recommend that the laundry room be monitored for signs of moisture buildup with the installation of a ventilation fan if necessary.

## PARKING STRUCTURE

### SCOPE OF THE PARKING STRUCTURE INSPECTION:

Fire separation, walls, ceilings, floors, doors, door openers, and safety controls.

### 1. General Garage

The interior walls and ceiling of the garage were finished off with drywall or other finish materials.

The garage was not attached to building structure. Comments on components or structure if needed, will be addressed in the body of the report along with the main building. The garage was in generally acceptable condition with any small cracks in the concrete floor cosmetic in nature only. The garage was attached and part of the overall building structure. The garage was in generally acceptable condition except for the following:

**Further Review:** The west patio cover/ stair framing is improperly anchored and/or attached to the building. The north ledger beam connection to rim joist is missing the required hangers or fasteners. We recommend further review for a better understanding of replacement/repair costs and present condition.

**Consult Seller:** Stains at the ceiling were observed in the garage indicating a past or present leak. Consult with the seller as to the nature of the staining and any possible repairs made.

**Repair:** Wall damage was noted in one or more of the garage walls. The garage door track framing has significant termite damage and near replacement condition. Attention to the damaged sections is recommended to restore the wall system.

## **2. Overhead Garage Doors**

The overhead garage door(s) were made of metal. The type of safety control for the door opener(s) was an electronic eye located approximately six inches off of the floor. This type of device opens the door if an object crosses under the plane of the door. The type of safety control for the door opener(s) was a pressure sensitive device located at the door opener control panel. This type of device opens the door if resistance of greater than 10lbs is encountered prior to the full closure of the door. The automatic reverse feature should be tested regularly (most manufacturers suggest monthly). A door that doesn't reverse properly can cause severe personal injury or damage. Read the owner's manual for more information.

All the associated hardware of the door(s), door panels and opener(s) if present, were observed to be operational and in generally acceptable condition except for the following:

**Repair:** The sensitivity of the reversing feature on the overhead garage door opener was in need of adjustment. It is a safety protection device and its proper adjustment should not be neglected. Adjustment screws are generally labeled and within easy reach with a screwdriver. These mechanisms should be finely adjusted so they will reverse upon contacting something soft, such as a child. Use a basketball, placed in the path of the closing door to test this function and adjust as needed. This is a safety aspect and should be addressed immediately.

## **4. Garage GFCI Location**

The GFCI reset for the garage receptacles was located in the garage. The protected receptacles were operated and functioned as designed.

## **6. Cover Roof Materials**

The roof surface materials for the covering was a built-up asphalt roofing felt with a reflective coating application. The covering's surface materials appear to be in generally acceptable condition except for the following:

## **7. Rooftop Condition**

**Repair:** The reflective coating is designed to protect the roofing membranes from sunlight deterioration. This coating typically lasts from 4 - 7 years depending on the quality of the material. This roof coating appears to be at or near the end of its service life. We recommend that the reflective coating be re-applied to restore its protection of the roofing membranes.

## **8. Remarks On The Parking Structure**

**Consult Seller:** The garage has what may be called excessive possessions blocking the inspection process. The inspection was limited by these conditions. Consult the seller as to the conditions of these areas that are obstructed from access or view.

## ATTIC

### SCOPE OF THE ATTIC, INSULATION & VENTILATION INSPECTION:

The ceiling and roof structures. The insulation and vapor retarders in unfinished spaces. The absence of same in unfinished space at conditioned surfaces. The ventilation of attic, mechanical ventilation systems and water penetration. Extreme heat and space constraints are common limiting factors and therefore the attic may not be fully inspected from the interior, a common practice is to examine from the hatch.

#### **1. Attic Location And Access**

The building did not have an access panel into the enclosed rafter space of the ceiling/roof structure. As such, the inspection and description of the roof structure, ceiling members and insulation was limited. However, the visible outward characteristics of the roof and ceiling structure appear to be in satisfactory condition.

#### **2. Ceiling Structure**

The interior ceiling joists were concealed by finished surfaces and/or insulation and could not be inspected. No visible deficiencies were found or suspected.

#### **3. Roof Structure**

The roof structure was concealed by finished surfaces and/or insulation and could not be inspected. No visible deficiencies were found or suspected.

#### **4. Insulation**

The type of thermal insulation, condition of insulation and approximate "R" value are unknown to the inspector because of an access issue.

## PLUMBING SYSTEM

### SCOPE OF THE PLUMBING INSPECTION:

Interior water supply and distribution systems including materials, supports and insulation, fixtures and faucets. Functional flow, functional drainage, cross connections, anti-siphon devices and leaks. The drain, waste and vent systems including materials, traps, supports, insulation, functional drainage and leaks. The fuel storage and fuel distribution systems including piping, supports and venting. The drainage sumps, sump pumps and related piping. The location of main water and main fuel shut-off valves.

#### **1. Main Piping**

Water and waste water service was provided by a municipal or community system. This report does not include the main sewer line or drain of the property. The inspection time period is not long enough to adequately test main drain system. It is recommended that you perform a scope by a licensed company to adequately test the main drain line.

All faucets and fixtures area tested at the time of inspection, water function ability and flow is tested both by visual and with a pressure gauge at the exterior faucets. The function ability and flow are adequate unless noted.

The water meter for the building could not be located on the property. The water meter may be located by calling the utility directly. The inline main shut off at the meter box was not operated. Operation of the valve from time to time should keep it functional.

The main water supply line/pipe material, which carries the water to the building was not visible to the inspector.

The water pressure for the building, measured at an outside hose bibb was 65-70psi.

**Consult Seller:** The domestic water supply main shut-off valve was not located. We recommend that the seller be consulted to determine the location and condition of the shutoff.

## **2. Distribution Piping**

The visible water supply piping material on the interior the building, used to deliver water to the plumbing fixtures, was a combination of copper and galvanized piping.

Functional flow of the water between the two most remote and/or highest fixtures was judged to be satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal.

The distribution plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time. The visible and accessible distribution piping was generally in acceptable condition except for the following:

**Further Review:** The supply piping was observed to be noisy in the master bathroom when the tub faucet was operated. We recommend further review for a better understanding of replacement/repair costs and present condition.

**Repair:** One or more water lines are not insulated in areas which are vulnerable to freezing. We recommend all vulnerable water lines be insulated to protect against freezing.

The observed piping material for the exterior hose bibbs was copper pipe. The exterior hose bibbs were properly installed and in generally acceptable condition.

**Recommended Upgrade:** One or more of the exterior hose faucets are missing anti-siphon devices. These inexpensive devices are designed to protect the house water supply from contamination. Although these devices may not have been required when this building was built, we recommend there installation to improve the margin of health safety.

**Further Review:** A wet or submerged valve box was observed in the site irrigation system by the pool equipment. We recommend further review for a better understanding of replacement/repair costs and present condition.

**Further Review:** The irrigation system for the building site (if present), was not operated. Operation of irrigation valves and evaluation of irrigation system design are not within the scope of a home inspection. We recommend further review for a better understanding of present condition.

## **3. Drain Waste Vent Piping**

Building waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, ect. A visual inspection cannot determine the condition of underground pipes or of pipes that have no running water available for testing such as a laundry drain. Washing

machines are not within the scope of a home inspection, the drain line at this location may not be tested for functional drainage.

The visible sanitary system drains through horizontal and vertical waste stacks. Drain piping within walls, ceilings or otherwise hidden can not be inspected as part of a visual inspection. By running the water we attempt to find the visible active leaks. Leakage, blockages or corrosion in underground and concealed piping cannot be detected by a visual inspection. Only the condition of the visible and accessible lines are noted in this report.

The visible drain, waste, and vent piping material within the building was plastic.

We do not inspect sewer pipes buried outside the house. The likelihood and severity of problems is greater with older pipes. Newer pipes can have installation problems with cracks or separated joints. If you need more information about the condition of the sewer lines prior to closing you should have a professional plumber make a video inspection of their interior.

The visible system and functional drainage appeared to be in generally acceptable condition with no apparent signs of leakage or failure except for the following:

**Repair:** Previous leaks or stains were observed below the cleanout cap in the workout room. Attention to the pipes is required for damage control as well as health issues. We recommend that the leaks be repaired as required.

#### **4. Main Sewer Cleanout**

**Consult Seller:** The Inspector could not determine the location of the main sewer cleanout. We recommend asking the current owner if they have information as to it's location.

#### **5. Gas System Piping**

The LP gas shut off valve is located on the top of the LP storage tank on the left side of the property. The visible gas supply piping system should be wrapped or coated at the ground penetration. The visible gas line appeared to be in generally acceptable condition. Black gas pipe commonly lasts from 30 to 50 years depending upon soil conditions and grade of pipe used. Older homes may or may not have had the underground supply replaced. Gas pipes of older homes should be monitored for signs of leaks.

#### **6. Remarks On The Plumbing System**

The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow and drainage. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time.

# WATER HEATER

## SCOPE OF THE WATER HEATER INSPECTION:

Water heating equipment, energy source, normal operating controls, automatic safety controls, flues, vents and piping condition.

### 1. Singular Water Heater Descriptions

The location of the water heater was in an hall closet and the storage capacity of the tank was 65 gallons The energy source for the water heater was electricity.

The age of the hot water heater can usually be found in the serial number of the unit. This units serial number indicates that the date of manufacture was 2002 The name of the manufacturer or the brand name of this unit was Reliance.

### 3. Water Connections

**Monitor:** The water connections at the water heater were observed to have minor corrosion (non-visible leak that leaves mineral deposits) and visible leakage may occur with time. These connections should be monitored for leakage and repaired or replaced as required.

### 9. Water Heater General Comments

**Safety Concern:** The electrical connection or wiring for the hot water heater was exposed at the front side. The protective cover was missing. We recommend that the cover be put back in place for safety.

**Repair:** The water heater drain valve was leaking at the time of the inspection. We recommend that the water heater be repaired or replaced.

The electric water heater and it's controls were operational and in generally acceptable condition. Water connections, electrical connections, temperature and pressure relief valve, and discharge pipe were also observed to be in generally acceptable condition.

### 10. Remarks On The Water Heater

Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F. Temperature Pressure Relief valves on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance. You should keep all combustibles away from the water heater; do not store paints or other chemicals in the same room.

# HEATING & COOLING SYSTEM

## SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:

The installed heating and cooling equipment including, energy source, automatic safety controls, normal operating controls, venting systems, solid fuel heating devices, flues and chimneys. The heat/cooling distribution systems including fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors. The presence of an installed conditioned air source in each habitable room.

### 1. Heating System

The heating and cooling system for this building was an air to air type electric heat pump and electric powered air conditioner all in one unit sometimes referred to as a packaged unit. The heating and cooling systems for this building were zoned air to air type, electric heat pumps. The number of heating units for this building was two.

The location of the heating unit for this building was on the exterior roof top.

The name of the manufacturer or brand name for the heating unit(s) was Carrier. The age of the heating system can usually be found in the serial number or data tag of the unit. This units serial number or data tag indicates that the date of manufacture was 2003.

The heating systems were run through complete cycles. The units were operational, appear to be properly installed and in generally acceptable condition. The complete evaluation of combustion chamber/heat exchangers is technically exhaustive and is beyond the scope of a home inspection. Safety controls and system controls were tested and the units responded as designed unless otherwise noted below.

**Further Review:** The heating system for the building was not operated. The ambient air temperature was above 85 degrees. The thermostat will not allow the unit to fire. We recommend further review for a better understanding of present condition.

### 3. Cooling System

This building is cooled by two or more separately zoned air conditioning systems as described below in this section. Two packaged located on the roof, central air conditioning system, meaning that the compressor coil, the evaporator coil, and the air handling unit were all contained within one enclosure.

The name of the manufacturer or brand name for the cooling unit(s) was Carrier. The age of the cooling equipment can usually be found in the serial number of the unit. This units serial number or data tag indicates that the date of manufacture was, 2003.

The measure of cooling capacity for the cooling system as measured in tons was 4 tons. The measure of cooling capacity for the second cooling system as measured in tons was 4 tons.

The air conditioning system, safety disconnect, wiring, suction line insulation, compressor pad or supports and visible condensate drain lines were observed to be in generally acceptable condition except for the following:

**Further Review:** The cooling system size was observed to be 2 - 4ton units. The general rule of thumb for unit sizing is 1 ton per 400-450 square feet, 500-550 square feet per ton on an energy efficient rated home. We recommend further review of the cooling system for a better understanding of replacement/repair costs and present condition.

**Repair:** The electrical conduit installed to the exterior of the cooling equipment for the building was separated or damaged. We recommend further evaluation with remedy as necessary.

#### **4. Secondary Air Conditioning System**

**Further Review:** A secondary air conditioning system consisting of split system refrigeration unit. These units are not within the scope of a home inspection. We recommend further review for a better understanding of replacement/repair costs and present condition of window or wall air conditioning units. The secondary cooling system for this building was observed to be functioning/installed properly as intended except for the following:

**Repair:** The condensate line is not configured per the manufactures recommendations. This can void the warranty by the manufacturer. We recommend the line be installed or configured as necessary to restore proper operation.

#### **4. Distribution System**

Every habitable room in this building has a visible means of supply for conditioned air. A random check as to air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An inspection as to the amount of air flow and it's adequacy is beyond the scope of a home inspection.

The registers for the heating and cooling system were observed to be in place and properly secured to the surface. Also, the ductwork where visible was observed to be properly supported and in generally acceptable condition with no obvious separations or damage.

#### **6. Filters & Blower Assembly**

The air filter for the heating and ventilation system was located at the return air duct near the heating/cooling unit on the rooftop. The air filter servicing the HVAC equipment was a disposable type air filter. Disposable air filters should be replaced every two months at a minimum when pets are present.

The air filter or filters were clean and in generally acceptable condition at the time of inspection. Air filters should be changed monthly during the heating season, or more often if necessary (also during the cooling season if there is A/C). A clean filter is vital to maintaining the system and prolonging the life of the equipment.

#### **8. Controls/Thermostats**

The controls and/or thermostats were operated but not tested for calibration. All of the controls were in operating condition, properly place and in generally acceptable condition.

#### **9. Fireplace**

The fireplace type for the building was a prefabricated metal insert with refractory panels.

The following parts of a fireplace are not fully visible and therefore not inspected. The interior of flues and chimneys, fireplace surrounds, automatic fuel feed devices and heat distribution systems (gravity or fan assisted).



The fireplace and its components appears to be in generally acceptable condition except for the following:

**Further Review:** The fireplace units were operated using the normal operating controls however, it did not function. We recommend further review for a better understanding of replacement/repair costs and present condition.

## **10. Remarks On Heating & Cooling**

HVAC equipment can fail at any time without warning, including the day after the inspection. All systems should be professionally cleaned and serviced on an annual basis to ensure safe, reliable operation and to maximize the life of the equipment. Inspection of the HVAC system consists of visually examining readily accessible areas and verifying that the system responds to the thermostat. A detailed evaluation of the furnace heat exchanger requires specialized equipment and disassembly, and is not included in this inspection. Further evaluation by a heating and cooling professional may reveal defects that were not readily apparent to the inspector.

# **ELECTRICAL SYSTEM**

## **SCOPE OF THE ELECTRICAL INSPECTION:**

The service drop, service entrance conductors, cables, and raceways. The service equipment, service grounding and locations of main disconnects. The amperage and voltage rating of the service. The interior components of service panels and subpanels including the conductors, over-current protection devices, and ground fault circuit interrupters. A sampling of a representative number of installed lighting fixtures, switches and receptacles. The wiring methods and the presence of solid conductor aluminum branch circuit wiring.

The inspection does not include: low voltage systems, telephone, cable or satellite TV systems, sound systems, intercoms, data/communications wiring, security systems, timers, sensors, lightning or surge protection systems or testing of smoke alarms. The hidden nature of the electrical system prevents inspection of many components.

## **1. Service Entrance**

The service entrance which supplies the power to the building's main electrical service panel was an underground (buried) lateral type service. As such, most of the main service lateral was not visible for inspection.

## **2. Meter - Main Panel**

The electric meter and exterior main panel were observed to be in satisfactory condition and securely attached. The electric meter and main panel were located on the building's exterior left side.

The main electrical service conductor was made of aluminum. The visible branch circuit wiring conductors in the 120 volt circuits were made of copper. The 240 volt circuits were installed utilizing copper or aluminum conductors. The use of stranded aluminum conductors in sizes of #8 (ampacity of 30) and larger is a standard acceptable trade practice in electrical systems. The visible type of wiring observed was "Romex" and individual wires run through conduit.

The service voltage available to this building was single phase 120/240 volts. Branch circuit overload protection was provided by circuit breakers and the available ampacity provided through the service was 200 amps.

The grounding wire(s) for the service were partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were unknown.

The main disconnect of the electrical system was a single throw main breaker in the main service panel.

**Repair:** The ground fault circuit interrupter breaker (GFCI) in the electrical panel was not functioning properly. The breaker should be replaced to restore proper ground fault protection to this circuit.

### **3. Sub Panels**

An additional distribution panel, or sub panel was located in the garage and kitchen pantry.

The sub panel service conductor was made of copper. The visible branch circuit wiring conductors in the 120 volt circuits were made of copper. The 240 volt circuits were installed utilizing copper or aluminum conductors. The use of stranded aluminum conductors in sizes of #8 (ampacity of 30) and larger is a standard acceptable trade practice in electrical systems. The visible type of wiring observed was "Romex" and individual wires run through conduit.

The service voltage available to this building was single phase 120/240 volts. Branch circuit overload protection was provided by circuit breakers and the available ampacity provided through the service was 60 amps and 60 for the kitchen sub panel.

The grounding wire(s) for the service were partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were unknown.

The electrical system had no main shutoff switch, but with six or fewer disconnects (Split Buss) in the sub panel, a single main shut off is not required. This is an acceptable configuration. If the system is expanded, a main disconnect may be required.

**Maintenance:** The circuitry in the sub panel was partially labeled. Each circuit should be identified, allowing individuals unfamiliar with the equipment to properly operate the equipment if necessary. When an opportunity arises, accurately labeling the circuits by operating the breakers is recommended.

### **4. Receptacles**

A random selection of accessible receptacles were observed and found to be in acceptable condition at the time of the inspection.

### **5. Switches**

A representative number of switches were operated and appear to be in generally acceptable condition except for the following:

**Further Review:** A representative number of switches were operated and we found some without an obvious function. We recommend inquiry of the owner, or further evaluation to determine what the function is for all switches.

## **6. Lights**

The light fixtures, i.e. (street lamp, security floods or garage door side lights) controlled by an electric photo sensitive eye were tested and in generally acceptable condition at the time of inspection.

**Repair:** The light fixtures at the ceiling fans were not functioning using the normal operating controls. The bulb(s) in these fixtures may be burned out. If the bulbs are not burned out, the condition of the fixtures and wiring should be verified. We recommend repair as necessary to restore the function of these fixtures.

## **7. Ground Fault Circuit Interrupters**

**Recommended Upgrade:** GFCI ( Ground Fault Circuit Interrupter) protection was not installed at all required receptacles according to current electrical standards. We strongly recommend that GFCI protection be installed according to current applicable standards to improve the margin of electrical safety for this building.

## **8. Wiring Conditions of Note**

**Repair:** Open junction boxes were observed at craft room, az room rear patio and the upstairs family room. Open junction boxes should be enclosed within an approved cover in accordance with industry standards. We recommend the installation of an approved cover at each location.

**Repair:** Improper exposed splices, or connections made outside of a junction box, were observed at kitchen pantry, water heater, rear deck north wall near the fireplace (see pic) We recommend that any exposed splices and connections should be enclosed within an approved junction box for safety.

## **10. General Comments**

The electrical system including breaker compatibility and wire sizing was observed to be in generally acceptable condition. No unsafe conditions were observed in the readily accessible portions of the installation except for those which have been documented elsewhere in the report.

# **Stair Framing Inspection**

## **1. Stair Dimensions**

More than most other parts of a building, stairs need to be proportioned to the human body for safety. The height (rise) and depth (run) of the individual step must be in a comfortable relationship for the average person and must be manageable for people who are infirm or disabled.

Minimum unit rise is typically 4 inches and the maximum is 7 inches, except for residential stairs which can have a unit rise of 8 inches. For residential stairs, however, a comfortable rise is about 7 inches. Minimum unit run is 11 inches, except for residential stairs which can have 9 inch treads.

For safety, it is important to make each riser of a stair the same height. Only a 3/8 inch variance between the tallest and the shortest riser in a flight of stairs is allowed. The maximum total rise between floors or landings is typically 12 feet. Landings must be as deep as the width of the stairway but need not exceed 44 inches if the stair has a straight run.

Minimum width is usually 36 inches except for residential stairs which sometimes may be as narrow as 30 inches. Minimum widths are measured inside finished stairwells, so rough openings must allow for the finished wall surfaces.

Headroom is measured vertically from an imaginary line connection the nosing of all the treads. Minimum headroom is required to be at least six feet eight inches.

**Status:** The proportion, rise and run, stair width and head room were all found to be in compliance with the above requirements except for the items listed in the report:

## POOL AND SPA

### LIMITATIONS OF SWIMMING POOL AND SPA INSPECTION:

The objective of our limited visual pool/spa inspection is to determine if the pool/spa and related equipment may benefit from a more thorough inspection by a qualified pool specialist. Inspection of pool and spa components are limited by the following visual inspection procedures or conditions. Advanced testing such as pressure tests, supporting soils tests, underground leak tests or disassembly of components will not be performed as this is a visual inspection and will be conducted as such. Inherent defects may not be readily visible such as at the bottom of a dirty pool or a pool shell that is in stained or molted. The inspection report is based on current condition at the time of inspection and makes no determination as to how long any component will last. We do not dismantle components. The inspection will not include testing or operation of auto-chlorinators, pool cleaning systems, filter back wash systems, solar heating performance, components beneath the water, chemical composition of the water, effectiveness of the filter, heating system sizing, drain system, testing of diving boards, proper depth for diving, underground piping or underground electrical related to the pool systems. We make no warranties, expressed or implied, relating to the present condition of the pool/spa and or equipment nor suitability for continued service. Any items not specifically addressed in the report are considered to be beyond the scope of a home inspection and are excluded.

### 1. General Information

The pool style was a ground set or in ground style pool. The pool was located at the rear side of the building. The pool is currently open to swimming and pool activities.

The water clarity for the pool/spa was observed to be slightly opaque in nature with excessive dirt at the pools liner and as such the pool liner inspection was limited.

### 2. Pool Surfaces

The pool shell was surfaced with fiberglass. The decking for the pool area was Kool Deck type. The pool shell surface or decking surface appears to be in generally acceptable condition except for the following:

### 4. Railings And Accessories

The staircase for the pool was observed to be in generally acceptable condition. Steps were found to be free from cracks or heavy wear.

## **5. Skimmer/Basket/Fill Valve**

The pool fill components, skimmer and basket assemblies for the pool appear to be in satisfactory condition except for the following:

## **6. Pumping Equipment**

The pump motor is operational and installed properly with no signs of needed maintenance except for the following:

**Repair:** Minor leakage was observed in the pump/filtration equipment or piping. We recommend repair of all leaks.

## **7. Visible Piping**

The visible plumbing lines and valves appear to be in serviceable condition. Valves are not operated.

**Repair:** One or more valve handles are missing. Replacement of the handle is recommended.

## **8. Leaf Basket**

The leaf basket for the pool was observed to be in satisfactory condition.

## **9. Primary Filtration**

The type of filter used for the pool filtration was a sand filter. The pressure gauge along with the filter and it's associated components appear to be in satisfactory condition except for the following:

**Repair:** Pressure is a bit high and filter element may be in need of cleaning or replacement.

## **10. Pool Cleaning System**

The pool cleaning system consisted of a series of pop up jets that push the heavy particles to the bottom drain and integrate the lighter particles in the water mass for extraction at the filter. Pool pop ups operate on a cycle which cannot be practically observed during the course of a limited pool inspection. If the pool body is relatively free from heavy dirt particles, it would correlate to a working system at the time of inspection. The in pool cleaning system appeared to be functioning and in generally acceptable condition except for the following:

**Further Review:** The in pool cleaning system was observed damaged and not operating. We recommend repair or replacement as necessary.

## **11. Pool / Spa Electrical**

The electrical wiring of the pool equipment, associated lights and receptacles within the 20ft boundary of the pool wall were observed to be in generally acceptable condition.

All the components and safety requirements of the pool light were observed to be in generally acceptable condition except for the following:

**Safety Concern:** The pool light GFCI was inoperable or not operating correctly. We recommend that the GFCI be replaced as this is a safety aspect of the pool area.

**Repair:** The pool light did not function using the normal operating controls. We recommend that the pool light be repaired to the present day industry standards.

### **13. Pool/Spa Controls**

The spa controls were operated and the spa's associated components responded as designed. The blower, jets, lights, heater if present and the pump controls were all cycled on and off using the controls. The controls were observed to be in a generally acceptable condition.

### **14. Pool / Spa Barriers**

The pool/spa barrier fencing was in generally acceptable condition except for the following.

**Safety Concern:** The site fencing surrounding the pool/spa does not meet current safety requirements and or standards. This is a safety aspect of the pool. Ideally, the barrier should be modified to comply with present building standards and safety regulations. We recommend correction as necessary.

### **15. Pool Cover**

The pool covering was observed to be in generally acceptable condition at the time of inspection.

## **INSPECTION SUPPORT**

### **SUPPORT AFTER THE INSPECTION**

**Who Should Make Repairs?** Repairs should be made prior to closing by qualified licensed contractors who will offer a warranty on their work. The contractors should look for additional defects that may not have been apparent during the inspection. Using qualified licensed contractors is the best way to make sure that any additional defects are properly addressed. You should consult the terms of any sales contract to determine who is responsible for making any repairs. Arizona Home Inspections offers no representations about your rights or obligations under any sales contract.

**Re-Inspection Policy:** Our clients sometimes ask us to re-inspect problem areas after repairs are made. We have a minimum fee of \$75 for this service. This fee covers a re-inspection of any documented issues in the summary report.

**Criteria:** The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents should be available at the house when we arrive for the re-inspection. Items for reinspection without this documentation can not be verified as to proper installation or repair. Sorry, repairs done by unlicensed contractors or amateurs will not be approved by our inspection services as completed as required. Further review of all work done by unlicensed contractors or amateurs by others, namely licensed contractors is recommended.

**Your Questions:** We'll do our best to answer your questions during and after the inspection. All we ask is that you read the whole report first including the scope of inspection at each section. Calls during business hours are preferred. Sometimes we're available during the evening, but not always. Most questions can be answered in one call, but sometimes we have to go back to the office to look over your report. We'll do our best to answer any question the day you ask it.

**The Questions Of Others:** If a seller, a seller's representative, or a seller's repair person calls us with questions about your inspection, we'll politely give them the same information that is contained in the report "verbatim", unless you're in on the conversation. We'll suggest that they call us back after setting up a conference call with

you if they wish to consult or infer meaning into the report that is not written. If a seller or repair person calls and asks us how to fix something, we'll politely decline. It's not because we don't know how to fix things, it's because there can be more than one correct way and also the communication of describing how the repair is to be made is always circumspect. It's also to protect you from unqualified repair people, and to protect us from people who might just forget what we told them between the phone and the actual job.

## **1. Common Environmental Concerns**

A standard home inspection does not include any screening for potentially hazardous or toxic substances or biological hazards. Here are some things you may want to know. This is presented for your information only, and is not intended to be a representation or warranty by Arizona Home Inspections.

**Carbon Monoxide:** Carbon monoxide, which can be fatal, can be produced by any thing with a flame (such as ranges, dryers, fireplaces, furnaces and water heaters). All gas appliances should be professionally serviced on a regular basis (see the manufacturer's instructions). You are strongly encouraged to install carbon monoxide detectors. They are readily available from hardware stores for a reasonable cost.

**Radon Gas:** Radon is a radioactive gas that is odorless, tasteless and invisible. It occurs naturally in soils and rocks, and enters houses through the foundation or through well water. The Surgeon General has warned that radon is the second leading cause of lung cancer. The Environmental Protection Agency (EPA) recommends testing for radon in all houses below the 3rd floor and fixing houses with elevated levels of radon. Arizona Home Inspections does not test for radon. For more information read the booklet 'Home Buyer's and Seller's Guide to Radon' published by the EPA and available on the internet at <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents>

**Mold:** Mildew, mold or fungus growing in any building is a sign of a moisture problem. The source of the moisture should be found and corrected. Some types of mold have been linked to health effects for some people. Effects range from mild to severe. Mold has become a controversial issue among home inspectors, lawyers, and experts in the field. At this time there are no acceptable or unacceptable levels of mold exposure set by the Centers for Disease Control (CDC), the EPA, or any other authoritative source, nor are there widely accepted standards for obtaining a sample. Test results can have varying interpretations, depending on the tester/interpreter's personal opinion. We believe the testing and interpretation of mold issues should be left to the true experts in the field such as doctors and industrial hygienists. This is why Arizona Home Inspections does not inspect or test for mold or other environmental/biological hazards (as stated in the Inspection Agreement). If you have concerns about mold or other indoor air quality issues you should contact specialists in the field such as your doctor, an industrial hygienist, the CDC, the EPA, and other true experts. You should be prepared to receive differing opinions from different experts. You can find more information on the internet from the CDC at <http://www.cdc.gov/nceh/airpollution/mold/default.htm> and from the EPA at <http://www.epa.gov/iaq/pubs/moldresources.html>