

Kei Home Inspections, LLC

*"Schedule Flexibility, Competitively Priced and where
YOU are the Priority."*

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mr. & Mrs. Home Buyer

INSPECTION ADDRESS

1234 W. Living Right Drive, Anywhere, AZ 85000

INSPECTION DATE

1/2021 8:30 am to 11:30 am

REPRESENTED BY:

Mr. Real Estate Agent



This report is the exclusive property of Kei Home inspections LLC and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date: 1/2021 Time: 8:30 am to 11:30 am
Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees

Inspected by: Kei Josephson #72822

Client Information: Mr. & Mrs. Home Buyer
/, /, AZ /
Phone: 480-123-4567
Mobile: /
Fax: /
Email: HomeBuyer@gmail.com

Buyer's Agent: /
Mr. Real Estate Agent
/, /, AZ /
Phone: 602-123-4567
Fax: /
Mobile: /
Email: RealEstateAgent@gmail.com

Inspection Fee: \$ 390.00

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: No
Number of Stories: One

Structure Orientation: South

Estimated Year Built: 1992
Unofficial Sq. Ft.: 2008

People on Site at Time of Inspection: Buyer(s)
Buyer's Agent

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Kei Home inspections LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Kei Home inspections and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of professional practice of the Arizona American Society of Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

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

Report File: Mr. & Mrs. Home Buyer 1-21

SCOPE OF WORK

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

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

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

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greeks and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be

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

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

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

Description of Terms

Thank you for choosing Kei Home Inspections for your property inspection needs. We hope that you find your report valuable and are pleased with our service. Your report represents our professional opinion regarding conditions present at the time of the inspection. Due to the quantity and complexity of components and systems contained at the property, inspections can be helpful in identifying some, although not eliminating all risks associated with ownership. We have visibly inspected the visible and safely accessible portions of the major structural components, plumbing, heating, and electrical systems for signs of significant non-performance, excessive or unusual wear and state of general repair.

Your property inspection report is documented with narratives categorized under the following sections.

It is important to evaluate all sections to gain the most valuable assessment of the general condition and the conditions of its components. The following definitions of each section will be helpful when reviewing your report.

COMPONENTS AND CONDITIONS NEEDING SERVICE:

Conditions that present safety issues, require repair/ replacement, inaccessible, or items that are no longer functioning as intended.

When any condition is so designated as needing service, it is recommended that a qualified specialist, licensed when applicable (who may well identify additional conditions or recommended safety upgrades), be retained as soon as possible to perform additional evaluation and any necessary modifications or corrective measures.

NORMAL MAINTENANCE OR MONITOR:

NORMAL MAINTENANCE:

Any condition so designated is typical and common for the age and type of component inspected.

To reduce the potential for additional or accelerated deterioration, it is recommended that attention to normal maintenance conditions be performed as part of an ongoing, prudent, periodic property and building maintenance program. Customers may wish to consider upgrading of existing systems or components when such maintenance is performed.

MONITOR:

When a condition is so designated, it indicates that no current action is specified. However, factors which contributed to the condition may be ongoing or may recur. Therefore, such conditions should be periodically observed for any change. If a change is observed, a qualified specialist, licensed when applicable, should be retained to examine the condition for any necessary modifications or corrective measures.

INFORMATIONAL ITEMS:

General information about the property, various components locations, system types, details and maintenance tips.

FUNCTIONAL ITEMS:

Components and systems that are contained on the property and the home, when tested at the time of the inspection, were in acceptable condition and functioning as intended.

HOWEVER, SOME COMPONENTS THAT ARE INSPECTED AND FOUND TO BE FUNCTIONAL MAY NOT NECESSARILY APPEAR IN THE REPORT. THIS IS DONE BECAUSE WE DO NOT WISH TO PROVIDE AN UNNECESSARILY LENGTHY REPORT ABOUT COMPONENTS THAT DO NOT NEED SERVICE.

Structural

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

Various Hard Surfaces

Common Observations

Normal Maintenance or Conditions to Monitor

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant. Cracks should be sealed to prevent moisture intrusion and to forestall further degradation.

Structural Elements

Identification of Wall Structure

Functional Components and Conditions

The walls are conventionally framed with wooden studs. The walls are in acceptable condition.

Identification of Floor Structure

Functional Components and Conditions

The floor structure consists of a poured slab that could include reinforcing steel. The floor is in acceptable condition.

Identification of Ceiling Structure

Functional Components and Conditions

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

Identification of Roof Structure

Informational Conditions

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

Identification of Columns

Functional Components and Conditions

The wood columns are in acceptable condition unless noted otherwise.

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

Slab Foundation

General Comments

Informational Conditions

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

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

Method of Evaluation

Informational Conditions

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

Common Observations

Functional Components and Conditions

The residence has a slab foundation with no visible or significant abnormalities.

Exterior

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

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

Site & Other Observations

Renovations & Additions

Informational Conditions

The property has been renovated or remodeled. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without permits, and latent defects could exist.

Grading & Drainage

General Comments

Informational Conditions

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

Moisture & Related Issues

Informational Conditions

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

Interior-Exterior Elevations

Normal Maintenance or Conditions to Monitor

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

Flat & Level Pad

Informational Conditions

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

Drainage Mode

Informational Conditions

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

House Wall Finish

House Wall Finish Type

Informational Conditions

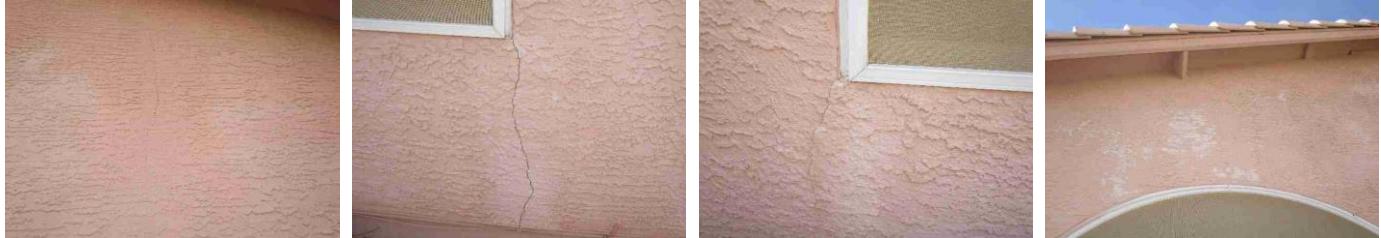
The house walls are finished with stucco.

House Wall Finish Observations

Components and Conditions That May Need Service

There are typical cracks/ imperfections in the stucco. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance.

Check and seal as necessary.



Exterior Components

General Comments

Informational Conditions

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

Driveways

Functional Components and Conditions

The driveway is in acceptable condition unless noted otherwise.

Walkways

Components and Conditions That May Need Service

The deco-drain is damaged and you may wish to have it serviced. (Could be a trip hazard with shoes that have pointed heels)



There are offsets in the front walkway that could prove to be a trip-hazard.



Exterior Doors

Functional Components and Conditions

The doors are in acceptable condition unless noted otherwise.

Outlets

Functional Components and Conditions

The outlets that were tested are functional and include ground-fault protection unless otherwise noted.

Lights

Functional Components and Conditions

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights, lights on photo cells or motion detector lighting.

Informational Conditions

We do not evaluate low-voltage, lights on photo cells or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate.

Sliding Glass Doors

Functional Components and Conditions

The sliding glass door is in acceptable condition and is labeled as tempered.

Windows

Functional Components and Conditions

The dual glazed windows are in acceptable condition unless noted elsewhere.

Screens

Components and Conditions That May Need Service

The rear patio slider screen door is absent.

Fascia & Trim

Functional Components and Conditions

The fascia is in acceptable condition unless noted otherwise.

Patio Covers or Gazebos

Normal Maintenance or Conditions to Monitor

The front and rear entry/ patio ceilings have a typical stress fractures, which has resulted from movement, and which will usually reappear if they are not repaired correctly.

Gates

Components and Conditions That May Need Service

The side gate to rear yard was locked at time of inspection and could not be evaluated.

Yard Walls

Functional Components and Conditions

The yard walls may have some cosmetic damage but are in acceptable condition.

Roof

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

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

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

Concrete Tile Roof

General Comments

Informational Conditions

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

Method of Evaluation

Informational Conditions

We evaluated the roof and its components by walking portions of its surface and also viewed from ladder and or field glasses. All portions off the roof were not visible.

Estimated Age

Informational Conditions

The roof appears to be the same age as the residence.

Roofing Material

Components and Conditions That May Need Service

The roof needs to be serviced and should be reviewed by a roofing contractor within the inspection period for the following reasons including but not limited to:

- Moisture stains noted on eave sheathing located at different areas of the home. The source of moisture should be determined and corrected.
- The underlayment has begun to or is curling at the leading edge of the roof and or at the ridge line and should be further evaluated by a roofing contractor and serviced as necessary.
- Moisture stains noted at the garage that would be considered roof related.
- The roof underlayment may be near the end of its design-life and will certainly need to be monitored more closely.

A review of the roof by a roofing contractor within the inspection period is recommended to determine the estimated life span of the underlayment.

We also recommend consulting with the homeowner for further information regards to service to the roof.

This service should be scheduled as soon as possible with a roofing contractor because additional conditions in need of service could be revealed by a specialist, and our service does not include any guarantee against leaks.

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

Needs serviced - *Continued*



Gutters & Drainage

Informational Conditions

There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

Composition Shingle Roof

General Comments

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

We evaluated the roof and its components by walking portions of its surface and also viewed from ladder and or field glasses. All portions off the roof were not visible.

Estimated Age

Informational Conditions

The roof at the AC unit area appears to be relatively new, and is not original. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Flashings

Components and Conditions That May Need Service

The roof flashings need to be sealed or serviced. They are comprised of metal that seals vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.



Patio Roof

Patio Roof

Components and Conditions That May Need Service

Sections of the eaves have moisture staining.

The patio roof appears to be a new roof and the stains are probably from the previous roof.

We recommend consulting with the homeowner for further information.



Plumbing

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

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

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

The main water shut-off valve is located with the water meter at the front of the residence.

The distribution shut off is located at the front portion of the home.

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

Pressure Regulators

Components and Conditions That May Need Service

The pressure at the distribution shut off is too high (86 psi) and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.



Functional Flow

Functional Components and Conditions

A reasonable flow is present at the highest fixture when another is operated simultaneously.

Informational Conditions

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

Recirculating Systems

Informational Conditions

The system does not include a recirculating pump, which means that there will be a delay in hot water service relative to the distance of the fixture from the hot water heater.

Pipe Insulation

Normal Maintenance or Conditions to Monitor

The exposed water pipes at the exterior of the home should be insulated against freezing during low temperatures.

Copper Water Pipes

Functional Components and Conditions

The visible sections of supply piping are made of copper and are in acceptable condition unless otherwise noted. Pipe supports and insulation were not observed which is typical in the locations the pipe is viewable. Any supports or insulation is behind finished surfaces and is not viewable.

Electric Water Heaters

General Comments

Informational Conditions

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So, it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 120 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Common Observations

Normal Maintenance or Conditions to Monitor

The following was observed:

- Recommend drain and flush water heater to remove sediment buildup and to extend the life of the water heater.

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

Age Capacity & Location

Informational Conditions

Hot water is provided by an approximately 7-year-old, 50-gallon water heater that is located in the garage.



Electrical Connections

Functional Components and Conditions

The electrical connection to the water heater is functional.

Water Shut-Off Valve & Connectors

Functional Components and Conditions

The shut-off valve and water connectors are presumed to be functional.

Relief Valve & Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Thermostat

Functional Components and Conditions

The thermostat is functional

Drain Valve

Functional Components and Conditions

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

Drip Pan & Overflow Pipe

Informational Conditions

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

Water Softener

Observations

Informational Conditions

The home is not presently configured for a water softener if you wish to add one a plumber should be consulted.

Waste & Drainage Systems

General Comments

Informational Conditions

We attempt to evaluate functional drainage by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line.

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS. Any supports or insulation is behind finished surfaces and is not viewable.

Drain Waste & Vent Pipes

Functional Components and Conditions

Based on industry recommended water tests, the drainpipes are functional at this time, unless otherwise noted.

However, only a video-scan of the main drainpipe could confirm its actual condition.

Informational Conditions

The main cleanout(s) are located in the front of the residence.

Irrigation or Sprinklers

General Comments

Informational Conditions

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

Hose Bibs

Functional Components and Conditions

The hose bibs are functional unless noted otherwise and are fitted with anti-siphon valves, but we may not have located and tested everyone on the property.

Informational Conditions

Many hose bibs will leak at the handle during operation (common occurrence) and will not necessarily be noted on in the report but you may wish to have serviced.

Automatic Sprinklers

Informational Conditions

We do not evaluate sprinkler systems, which should be demonstrated by the sellers. We do check that the timers have power and valve boxes have no evidence of leaking. Ask sellers to explain operation and any seasonal changes.

We may comment on conditions observed. Any comments should not be interpreted as a complete inspection of the system.

Components and Conditions That May Need Service

The latch for the cover to the irrigation controller is absent.



Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

Fire Suppression Systems

Smoke Alarms - Detectors

Informational Conditions

WHAT YOU NEED TO KNOW

We randomly check readily accessible smoke alarms and for your safety, we recommend that you check all smoke alarms for proper operation before occupying property.

TEST SMOKE ALARMS EACH MONTH

Install smoke alarms on every level of your home, including the basement. Also install smoke alarms outside every sleeping area.

Install on the ceiling or 6 to 8 inches below the ceiling on walls.

Replace the batteries at least once a year. Pick a holiday or your birthday to help you remember. If an alarm is chirping or beeping, the battery is low or if hard wired the power to the alarm has been loss.

Keep smoke alarms clean. Vacuum over and around them regularly.

Smoke alarms last eight to ten years. Older smoke alarms should be replaced.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with the AZ-ASHI Standard of Practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility.

However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

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

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

Service Entrance

Functional Components and Conditions

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

Panel Size & Location

Informational Conditions

The residence is served by a 200-amp single throw, 110/220-volt panel, located at the front side of the residence.



Cover Observations

Functional Components and Conditions

The exterior panel cover is in acceptable condition.

The interior panel cover is in acceptable condition.

Cable Type

Informational Conditions

The visible cable for the residence is a modern vinyl conduit known as Non-Metallic Sheathed Cable.

Conductor Type

Informational Conditions

Copper Entrance Conductors - Aluminum & Copper Dedicated Circuits - Copper Branch Circuits

Wiring Observations

Functional Components and Conditions

The visible portions of the wiring have no significant abnormalities and the wire/breaker size is compatible unless otherwise noted.

Circuit Breakers

Functional Components and Conditions

No visible deficiencies

Grounding & Bonding

Functional Components and Conditions

A ground wire is visible in the panel and connected properly.

A bond wire is visible at the water pipe.

Informational Conditions

The panel is grounded to foundation steel, known also as a UFR ground.

Sub Panel 1

General Comments

Informational Conditions

Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

Sub Panel Location

Informational Conditions

The sub panel is located
Exterior rear East side of house;



Cover Observations

Functional Components and Conditions

The exterior panel cover is in acceptable condition.
The interior panel cover is in unacceptable condition.

Wiring Type & Configuration

Informational Conditions

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

Grounding

Components and Conditions That May Need Service

The following was observed:

- Neutral and ground wires are atypically attached to the same terminal and should be further evaluated by an electrician for proper installation.



Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the AZ American Society of Home Inspectors Standards of Practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death.

Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled within the inspection period, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

HVAC Heat Pump Systems

Age & Location

Informational Conditions

Central heat and air-conditioning is provided by an approximately 29 year-old 4 ton electric heat pump package system located on the roof.



Normal Maintenance or Conditions to Monitor

The Heat Pump system is in the end range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months.

Common Observations

Informational Conditions

The refrigerant in the inspected HVAC system(s) is R-22, which is in the process of being phased out and is quickly becoming obsolete. Servicing or repairing R-22 systems will become significantly more expensive than more common R-410 systems, and service technicians are routinely encouraging their customers to upgrade R-22 systems to R-410 systems. Such a change may become necessary if this system requires repair or if a refrigerant leak is discovered.

Components and Conditions That May Need Service

Due to the age of the heat pump systems should be reviewed in their entirety by a specialist. This service should be scheduled within the inspection period, because a specialist might reveal additional conditions in need of service or recommend upgrades.

The following as observed:

- Check and seal trunk connection at unit as necessary.



Condensing Coil

Functional Components and Conditions

The condensing coil responded to the thermostat and is functional.

Components and Conditions That May Need Service

There are exposed wires and connections at the outdoor fan motors which is contrary to the manufacturer's installation repair guidelines.

We recommend the further review, advice and services of an HVAC technician.

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

There are exposed wires and connections at the outdoor fan motor - *Continued*



Heat Pump Disconnect

Functional Components and Conditions

The electrical disconnect at the condensing coil is functional.
The over current protection is properly sized per the data label

Refrigerant Lines

Functional Components and Conditions

The visible refrigerant lines are in acceptable condition.

Condensate Drainpipe

Functional Components and Conditions

The condensate drainpipe is plumbed to discharge outside the residence.

Circulating Fan

Functional Components and Conditions

The circulating fan is functional.

Informational Conditions

Fan is not readily accessible and was not viewed.

Evaporator Coil

Functional Components and Conditions

The evaporator coil is functional.

Informational Conditions

The evaporator coil is not readily accessible and was not viewed.

Drip Pan

Informational Conditions

The drip pan is secured to the bottom of the unit and its interior is not viewable

Return-Air Compartment

Functional Components and Conditions

The filter in the return-air compartment is in acceptable condition.

Differential Temperature Readings

Functional Components and Conditions

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of sixteen degrees or more. (68-50)

Thermostats

Functional Components and Conditions

The thermostat is functional.

Registers

Functional Components and Conditions

The registers are functional and are installed to all habitable rooms.

Flexible Ducting

Informational Conditions

The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, significant portions of the ducts are concealed and cannot be viewed.

Interior

Our inspection of the interior living space is performed in accordance with the AZ - American Society of Home Inspectors Standards of Practice, including the visually accessible areas of the ceilings, walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets and unless otherwise noted have been found in acceptable condition.

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

General Comments

Informational Conditions

Fresh Paint Comment

Informational Conditions

The building interior appears to have been recently painted. You should be aware that fresh paint can hide potential conditions in need of service or maintenance. Such conditions can possibly go unnoticed and any such conditions should have already been disclosed to the buyers by the sellers.

Dining Room

Windows

Components and Conditions That May Need Service

Left Window:

A window pane is cracked, which you may wish to have repaired.

Right Window:

A windows lock does not engage, and should be serviced.

Bedrooms

In accordance with the AZ - ASHI Standards of Practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets and are considered in acceptable condition and operational unless otherwise noted.

We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress and have been found in acceptable condition unless otherwise noted. We do not evaluate

window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

General Comments

Informational Conditions

Master Bedroom

Windows

Components and Conditions That May Need Service

A window screen is damaged, which you may wish to have repaired.



Bathrooms

In accordance with the AZ - ASHI Standards of Practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans or operate hot or cold shut off valves for water fixtures.

We do operate tubs, hydro spas, stall showers, toilets, exhaust fans, switches, outlets (note on GFCI protection), cabinets and observe walls and cabinets for visual evidence of moisture intrusion, leaks, staining or damage from moisture and these items are considered in acceptable condition or operational unless otherwise noted.

Master Bathroom

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Tub-Shower

Components and Conditions That May Need Service

The shower diverter valve in the tub/shower allows water to flow to shower head while in the tub position, and you may wish to have it serviced.

Main Hallway Bathroom

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Kitchen

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

Kitchen

Cabinets

Functional Components and Conditions

The cabinets are functional, unless noted otherwise.

Countertop

Functional Components and Conditions

The countertop is functional.

Sink

Functional Components and Conditions

The sink is functional.

Faucet

Functional Components and Conditions

The sink faucet is functional.

Valves & Connectors

Functional Components and Conditions

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

Trap and Drain

Functional Components and Conditions

The trap and drain are functional.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Dishwasher

Functional Components and Conditions

The dishwasher is functional and includes either a high loop or anti siphon valve.

Outlets

Functional Components and Conditions

The outlets that were tested are functional and include ground-fault protection unless otherwise noted.

Lights

Functional Components and Conditions

The lights are functional.

Built-in Microwave

Functional Components and Conditions

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

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Electric Range

Functional Components and Conditions

The electric range is functional and is equipped with a anti tip device, but was neither calibrated nor tested for its performance.

Laundry

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

Laundry Room - Area

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The dedicated use outlets that were tested are functional, these outlets would not necessarily require GFCI protection.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Valves & Connectors

Informational Conditions

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

Dryer Configuration

Informational Conditions

The type of dryer connection is for an electric dryer only.

220 Volt Receptacle

Functional Components and Conditions

The 220-volt receptacle for the dryer is energized.

Dryer Vent

Informational Conditions

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as

post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

Garage Door & Hardware

Functional Components and Conditions

The garage door and hardware is functional.

Automatic Opener

Functional Components and Conditions

The garage door opener is functional and includes auto reverse.

Slab Floor

Functional Components and Conditions

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening.

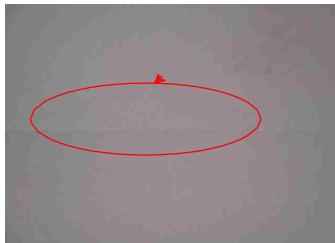
Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls & Ceiling

Components and Conditions That May Need Service

There is a moisture stain, the cause of which should be explained by the sellers or explored further.

- West ceiling/ wall transition.



Firewall Separation

Components and Conditions That May Need Service

The access cover to the attic is damaged and should be repaired or replaced in order to maintain a firewall separation between the garage and the residence.



Entry Door Into the House

Functional Components and Conditions

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Lights

Outlets

Functional Components and Conditions

The outlets that were tested are functional and include ground-fault protection unless for dedicated circuits or otherwise noted.

Inspection Address: 1234 W. Living Right Drive, Anywhere, AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

Ventilation Ports

Informational Conditions

There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

Attic

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

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch in the master bedroom closet.

Method of Evaluation

Informational Conditions

We evaluated the attic from the access due to inadequate clearance within. All portions/ components of the attic could not be viewed from this vantage point.

Framing

Ventilation

Functional Components and Conditions

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

Electrical

Informational Conditions

The vast majority of the electrical components are below the insulation and not viewable

Plumbing Vents

Functional Components and Conditions

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

Exhaust Ducts

Functional Components and Conditions

The visible portions of the exhaust ducts are functional.

Vapor Barrier

Functional Components and Conditions

Vapor barrier material was observed on the batt insulation.

Batt & Cellulose Insulation

Functional Components and Conditions

The attic floor is insulated, with approximately 7-inches of blown-in cellulose, the vertical surfaces in the attic space are insulated with 10" fiberglass batt insulation.

ARIZONA ASHI STANDARDS OF PRACTICE

THE ARIZONA CHAPTER OF THE
AMERICAN SOCIETY OF HOME INSPECTORS, INC.®
STANDARDS OF PROFESSIONAL PRACTICE
For Arizona Home Inspectors

Adopted by AZ ASHI Effective January 1, 2002

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

Section

1. Introduction
2. Purpose & Scope
3. General Limitations & Exclusions
4. Structural Components
5. Exterior
6. Roofing
7. Plumbing
8. Electrical
9. Heating
10. Central Air Conditioning
11. Interiors
12. Insulation and Ventilation

1. INTRODUCTION

- 1.1 - These Standards define the practice of Home Inspection in the State of Arizona.
- 1.2 - These Standards of Practice
 - A. - provide inspection guidelines.
 - B. - make public the services provided by private fee-paid inspectors.

2. PURPOSE AND SCOPE

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

2.2 - Inspectors shall:

- A.- before the inspection report is delivered, enter into a written agreement with the client or their authorized agent that includes:
 - 1, the purpose of the inspection.
 - 2, the date of the inspection.
 3. the name address and certification number of the inspector.
 4. the fee for services.
 5. a statement that the inspection is performed in accordance with these Standards.
 6. limitations or exclusions of systems or components inspected.
- B.- Observe readily accessible installed systems and components listed in these Standards.
- C.- submit a written report to the client which shall:
 1. Describe systems and components identified in sections 4-12 of these Standards.
 2. state which systems and components designated for inspection in these Standards have been inspected and any systems and components designated for inspection in these Standards which were present

Inspection Address: 1234 W. Living Right Drive, Anywhere AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

at the time of the inspection and were not inspected and a reason why they were not inspected.

3. state any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.

2.3 - These Standards are not intended to limit inspectors from:

A.- reporting observations and conditions in addition to those required in Section 2.2.

B.- excluding systems and components from the inspection if requested by the client.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 - General limitations:

A.- Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.

B.- These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

3.2 - General exclusions:

A.- Inspectors are NOT required to report on:

1. life expectancy of any component or system.
2. the causes of the need for a major repair.
3. the methods, materials and costs of corrections.
4. the suitability of the property for any specialized use.
5. compliance or non-compliance with applicable regulatory requirements.
6. the market value of the property or its marketability.
7. the advisability or inadvisability of purchase of the property.
8. any component or system which was not observed.
9. the presence or absence of pests such as wood damaging organisms, rodents, or insects.
10. cosmetic items, underground items, or items not permanently installed.

B.- Inspectors are NOT required to:

1. offer warranties or guarantees of any kind.
2. calculate the strength, adequacy, or efficiency of any system or component.
3. enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons.
4. operate any system or component which is shut down or otherwise inoperable.
5. operate any system or component which does not respond to normal operating controls.
6. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.
7. determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, contaminants in soil, water, and air.
8. determine the effectiveness of any system installed to control or remove suspected hazardous substances.
9. predict future conditions, including but not limited to failure of components.
10. project operating costs of components.
11. evaluate acoustical characteristics of any system or component.

3.3 - Limitations and exclusions specific to individual systems are listed in following sections.

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 - The inspector shall observe:

A.- structural components including:

1. foundation.
2. floors.
3. walls.
4. columns.
5. ceilings.
6. roofs.

4.2- The Inspector shall:

A.- describe the type of:

1. foundation.
2. floor structure.
3. wall structure.
4. columns.
5. ceiling structure.
6. roof structure.

B.- probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.

C.- enter underfloor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.

D.- report the methods used to inspect underfloor crawl spaces and attics.

E.- report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

5. SYSTEM: EXTERIOR

5.1 - The inspector shall observe:

A.- wall cladding, flashings and trim.

B.- entryway doors and representative number of windows.

C.- garage door operators.

D.- decks, balconies, stoops, steps, areaways, and porches including railings.

E.- eaves, soffits and fascias.

F.- vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 - The inspector shall:

A.- describe wall cladding materials.

B.- operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator.

C.- report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 - The inspector is NOT required to observe:

A.- storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.

B.- fences.

C.- safety glazing.

D.- garage door operator remote control transmitters.

E.- geological conditions.

F.- soil conditions.

G.- recreational facilities.

H.- outbuildings other than garages and carports.

6. SYSTEM: ROOFING

6.1- The inspector shall observe:

A.- roof coverings.

B.- roof drainage systems.

C.- flashings.

D.- skylights, chimneys and roof penetrations.

E.- signs of leaks or abnormal condensation on building components.

6.2 - The inspector shall:

A.- describe the type of roof covering materials.

B.- report the methods used to inspect roofing.

6.3- The inspector is NOT required to:

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

7. SYSTEM: PLUMBING

7.1 - The inspector shall observe:

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

7.2- The inspector shall:

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

7.3 - The inspector is NOT required to:

- A.- state the effectiveness of anti-siphon devices.
- B.- determine whether water supply and waste disposal systems are public or private.
- C.- operate automatic safety controls.
- D.- operate any valve except water closet flush valves, fixture faucets and hose faucets.
- E.- observe:
 1. water conditioning systems.
 2. fire and lawn sprinkler systems.
 3. on-site water supply quantity and quality.
 4. on-site waste disposal systems.
 5. foundation irrigation systems.
 6. spas, except as to functional flow and functional drainage.

8. - SYSTEM: ELECTRICAL

8.1- The inspector shall observe:

- A.- service entrance conductors.
- B.- service equipment, grounding equipment, main overcurrent device, main and distribution panels.
- C.- amperage and voltage ratings of the service.
- D.- branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.

Inspection Address: 1234 W. Living Right Drive, Anywhere AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

E.- the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.

F.- the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.

G.- the operation of ground fault circuit interrupters.

8.2- The inspector shall:

A.- describe:

1. service amperage and voltage.
2. service entry conductor materials.
3. service type as being overhead or underground.
4. location of main and distribution panels.

B.- report any observed aluminum branch circuit wiring.

8.3 - The inspector is NOT required to:

A.- insert any tool, probe or testing device inside the panels.

B.- test or operate any overcurrent device except ground fault interrupters.

C.- dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels.

D.- observe

1. low voltage systems.
2. smoke detectors.
3. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

9. - SYSTEM: HEATING

9.1 - The inspector shall observe:

A.- permanently installed heating systems including:

1. heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.
5. solid fuel heating devices.
6. heat distribution systems including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
7. the presence of an installed heat source in each room.

9.2 The inspector shall:

A.- describe:

1. energy source.
2. heating equipment and distribution type.

B.- operate the systems using normal operating controls.

C.- open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 - The inspector is NOT required to:

A.- operate heating systems when weather conditions or other circumstances may cause equipment damage.

B.- operate automatic safety controls.

C.- ignite or extinguish solid fuel fires.

E.- observe:

1. the interior of flues.
2. fireplace insert flue connections.
3. humidifiers.
4. electronic air filters.
5. the uniformity or adequacy of heat supply to the various rooms.

10. SYSTEM: CENTRAL AIR CONDITIONING

10.1 - The inspector shall observe:

A.- central air conditioning including:

1. cooling and air handling equipment.
2. normal operating controls.

B.-distribution systems including:

1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units.
2. the presence of an installed cooling source in each room.

10.2 - The inspector shall:

A.- describe:

1. energy sources.
2. cooling equipment type.

B.- operate the systems using normal operating controls.

C.- open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 - The inspector is NOT required to:

A.- operate cooling systems when weather conditions or other circumstances may cause equipment damage.

B.- observe non-central air conditioners.

C.- observe the uniformity or adequacy of cool-air supply to the various rooms.

11. SYSTEM: INTERIORS

11.1 - The inspector shall observe:

A.- walls, ceiling and floors.

B.- steps, stairways, balconies and railings.

C.- counters and a representative number of cabinets.

D.- a representative number of doors and windows.

E.- separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

F.- sumps.

11.2 - The inspector shall:

A.- operate a representative number of primary windows and interior doors.

B.- report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3 - The inspector is NOT required to observe:

A.- paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.

B.- carpeting.

C.- draperies, blinds or other window treatments.

D.- household appliances.

E. recreational facilities or another dwelling unit.

12. SYSTEM: INSULATION & VENTILATION

12.1 - The inspector shall observe:

A.- insulation and vapor retarders in unfinished spaces.

B.- ventilation of attics and foundation areas.

C.- kitchen, bathroom, and laundry venting systems.

12.2 - The inspector shall describe:

A.- insulation and vapor retarders in unfinished spaces.

B.- absence of same in unfinished space at conditioned surfaces.

12.3 - The inspector is NOT required to report on:

Inspection Address: 1234 W. Living Right Drive, Anywhere AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

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

GLOSSARY

Automatic Safety Controls:

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

Central Air Conditioning:

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

Client:

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

Component:

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

Cross Connection:

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

Dangerous or Adverse Situations:

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

Describe:

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

Dismantle:

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

Engineering:

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

Evaluation by Appropriate Persons:

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

Functional Drainage:

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

Functional Flow:

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

Inspection Address: 1234 W. Living Right Drive, Anywhere AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

Immediate Major Repair:

A major defect, which if not quickly addressed, will be likely to do any of the following:

worsen appreciably

cause further damage

be a serious hazard to health and/or personal safety

Inspector:

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

Installed:

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

Major Defect:

A system or component that is unsafe or not functioning

Normal Operating Controls:

Homeowner operated devices such as a thermostat, wall switch or safety switch.

Observe:

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

On-site Water Supply Quality:

Water quality is based on the bacterial, chemical, mineral and solids content of the water.

On-site Water Supply Quantity:

Water quantity is the rate of flow of water.

Primary Windows and Doors:

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

Readily Accessible

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

Readily Openable Access Panel:

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

Recreational Facilities:

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

Representative Number:

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

Roof Drainage Systems:

Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away

Inspection Address: 1234 W. Living Right Drive, Anywhere AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am

from a building.

Safety Glazing:

Tempered glass, laminated glass, or rigid plastic.

Shut Down:

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

Solid Fuel Heating Device:

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

Structural Component:

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

System:

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

Technically Exhaustive:

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

Underfloor Crawl Space:

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

Unsafe:

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

REPORT CONCLUSION

1234 W. Living Right Drive, Anywhere, AZ 85000

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

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

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

TABLE OF CONTENTS

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	4
Description of Terms	6
Structural	7
Various Hard Surfaces	7
Structural Elements	7
Slab Foundation	8
Exterior	8
Site & Other Observations	9
Grading & Drainage	9
House Wall Finish	10
Exterior Components	10
Roof	11
Concrete Tile Roof	12
Composition Shingle Roof	13
Patio Roof	14
Plumbing	14
Potable Water Supply Pipes	14
Electric Water Heaters	15
Water Softener	16
Waste & Drainage Systems	16
Irrigation or Sprinklers	17
Fire Suppression Systems	18
Electrical	18
Main Panel	18
Sub Panel 1	19
Heat-A/C	20
HVAC Heat Pump Systems	21
Interior	23
General Comments	23
Dining Room	23
Bedrooms	23
General Comments	24
Master Bedroom	24
Bathrooms	24
Master Bathroom	24
Main Hallway Bathroom	24
Kitchen	25
Kitchen	25
Laundry	26
Laundry Room - Area	26
Garage	26
Double-Car Garage	27
Attic	28
Primary Attic	28
AASHI - STANDARDS OF PRACTICE	29
Report Conclusion	38

ATTACHMENTS

Inspection Address: 1234 W. Living Right Drive, Anywhere AZ 85000
Inspection Date/Time: 1/2021 8:30 am to 11:30 am
