

# Cub's Home Inspection

## Inspecting your home with you in mind.

1825 East Northern Ave. Phoenix Az. 85020

Tel: 602-402-1916

Cubs-HomeInspection.com cubshomeinspection@gmail.com

## SUMMARY REPORT

### Client:

**Inspection Address:** 360 West Amoroso, Phoenix, Arizona  
**Inspection Date:** 8/28/2012 Start: 9:00 am End: 12:30 pm

**Inspected by:** Cub Knee

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

---

### *Components and Conditions Needing Service*

## Exterior

### Exterior Components

#### Lights

- We were not able to activate all of the pilaster lamps which should be serviced and demonstrated

## Roof/Attic

### Concrete Tile Roof

#### Roofing Material

- The roof will need to be serviced for the reasons indicated within the report

#### Gutters & Drainage

- The gutters need to be cleaned and serviced to drain properly
- The gutters need to be serviced such as resealing them sealing seams etc

### Flat Roof

#### Roofing Material

- The roofing material is deteriorated and should be evaluated by a roofing contractor

#### Gutters & Drainage

- The gutters need to be cleaned and serviced to drain properly
- The gutters need to be serviced such as resealing them sealing seams etc

## Plumbing

## Electric Water Heaters

### Drain Pan & Discharge Pipe

- The water heater is not equipped with a mandated drain pan

### Seismic Straps

- The water heater is not correctly secured and needs to be strapped in accordance with local standards

## Irrigation or Sprinklers

### Hose Bibs

- A hose bib is dripping and needs a new stem washer

## Electrical

### Main Panel

#### Panel Cover Observations

- The interior panel cover has voids that should be covered

## Heat and Air Conditioning

### HVAC Heat Pump Systems

#### Common Observations

- The heat pump system should be serviced before the close of escrow

#### Refrigerant Lines

- Insulation is missing from the refrigerant lines at the evaporator coil and should be replaced

#### Differential Temperature Readings

- There is no appreciable difference in the temperature split which indicates a need for service

## Living Areas

### Living Room

#### Dual-Glazed Windows

- A window lock is missing or does not engage and should be serviced

### Family Room

#### Dual-Glazed Windows

- A window lock is missing or does not engage and should be serviced

## Kitchen

### Kitchen

#### Built-in Electric Oven

- An upper electrical element in the built-in electrical oven did not respond and should be serviced

## Attic

### Primary Attic

#### Electrical

- There is an open electrical junction box that should be sealed

### **Exhaust Ducts**

- The bathroom exhaust duct should be extended to an exterior vent port

## **Bedrooms**

### **2nd Bedroom**

#### **Doors**

- The door handle needs to be serviced to work smoothly

#### **Dual-Glazed Windows**

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

### **3rd Bedroom**

#### **Doors**

- The door handle needs to be serviced to work smoothly

#### **Dual-Glazed Windows**

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

## **Bathrooms**

### **Master Bathroom**

#### **Toilet & Bidet**

- The toilet is loose and should be secured
- The water shut-off valve for the toilet is leaking and should be repaired

### **2nd Bathroom**

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

- The mechanical sink stopper is incomplete and should be serviced
- There is a leak at a shut-off valve below the sink that should be repaired

#### **Tub-Shower**

- The tub-shower valves leak and should be serviced

## **Laundry**

### **Laundry Room**

#### **Dryer Vent**

- The dryer vents vertically and should be kept free of lint

## **Garage**

### **Triple-Car Garage**

#### **Entry Door Into the House**

- The house entry door is not fully self-closing and should be serviced

#### **Lights**

- The light does not respond and should be serviced

#### **Outlets**

- The ungrounded outlets should be upgraded to a safer ground-fault type

# Cub's Home Inspection

## Inspecting your home with you in mind.

1825 East Northern Ave. Phoenix Az. 85020

Tel: 602-402-1916

Cubs-HomeInspection.com cubshomeinspection@gmail.com

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

---

### INSPECTION ADDRESS

360 West Amoroso, Phoenix, Arizona

### INSPECTION DATE

8/28/2012 9:00 am to 12:30 pm



**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

## GENERAL INFORMATION

**Inspection Address:** 360 West Amoroso, Phoenix, Arizona  
**Inspection Date:** 8/28/2012 Time: 9:00 am to 12:30 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 90-100 Degrees

**Inspected by:** Cub Knee

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

**Structure Style:** Ranch

**Estimated Year Built:** 1991  
**Unofficial Sq.Ft.:** 2118

**People on Site At Time of Inspection:** No one present

### PLEASE NOTE:

This report is the exclusive property of [insert your company name] 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 [insert your company name] and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of [insert the name of the organization to which you belong], 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.

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

Report File: 360 W Amoroso

## SCOPE OF WORK

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

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

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

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

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

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

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

## Exterior

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

### Grading & Drainage

#### Interior-Exterior Elevations

##### *Informational Conditions*

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

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

### House Wall Finish

#### House Wall Finish Type

##### *Informational Conditions*

The house walls are finished with stucco.

#### House Wall Finish Observations

##### *Informational Conditions*

There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. However, you may wish to have this confirmed by a specialist.



## Exterior Components

### Driveways

#### *Informational Conditions*

The driveway is in acceptable condition.

### Walkways

#### *Informational Conditions*

The walkways are in acceptable condition but have typical settling cracks.

### Yard Walls

#### *Informational Conditions*

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

### Fences & Gates

#### *Informational Conditions*

The fences and gates are serviceable, and would not need service at this time.

### Fascia & Trim

#### *Informational Conditions*

The fascia board and trim are in acceptable condition.

### Exterior Wooden Doors

#### *Informational Conditions*

The exterior doors are in acceptable condition.

### Patio Covers or Gazebos

#### *Informational Conditions*

The patio cover or arbor is in acceptable condition.

### Windows

#### *Informational Conditions*

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

### Screens

#### *Informational Conditions*

A few of the window screens are damaged, and you may wish to have them repaired.



### Outlets

#### *Informational Conditions*

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

### Lights

#### *Components and Conditions Needing Service*

We were not able to activate all of the patio lamps, which should be serviced and demonstrated.

## Structural

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

### Various Hard Surfaces

#### Common Observations

##### *Informational Conditions*

The visible portions of the hard surfaces, such as the house walls, yard walls, concrete decks, and walkways, are in acceptable condition. However, such surfaces are subject to damage caused by soil movement, etc.

### Structural Elements

#### Identification of Wall Structure

##### *Informational Conditions*

The walls are conventionally framed with wooden studs.

#### Identification of Floor Structure

##### *Informational Conditions*

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

#### Identification of Ceiling Structure

##### *Informational Conditions*

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

### Slab Foundation

#### Method of Evaluation

##### *Informational Conditions*

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

#### Common Observations

##### *Informational Conditions*

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

## Roof/Attic

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

### Concrete Tile Roof

#### Method of Evaluation

##### *Informational Conditions*

We evaluated the roof and its components by walking on its surface and found the tree overhang to be excessive.



#### Estimated Age

##### *Informational Conditions*

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

#### Roofing Material

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

The roof needs to be serviced for the following reasons: Upon inspection, a number of tiles were found to be loose and sliding down near the valleys in the roof. Also on the front side the house facing the street, a few tiles were missing and should be replaced.



## Gutters & Drainage

### *Components and Conditions Needing Service*

The gutters need to be cleaned and serviced to drain properly.



The gutters need to be serviced, such as resealing them, sealing seams, etc.



## Flat Roof

### Method of Evaluation

#### *Informational Conditions*

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

### Estimated Age

#### *Informational Conditions*

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

### Roofing Material

#### *Components and Conditions Needing Service*

The roofing material is deteriorated and should be evaluated by a roofing contractor before the close of escrow, because the cost of replacing the roof could significantly affect your evaluation of the property.



### Flashings

#### *Informational Conditions*

The roof flashings are in acceptable condition.

## Gutters & Drainage

### *Components and Conditions Needing Service*

The gutters need to be cleaned and serviced to drain properly.

The gutters need to be serviced, such as resealing them, sealing seams, etc.

# Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

## Family Room Chimney

### General Lined Masonry

#### *Informational Conditions*

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

### Common Observations

#### *Informational Conditions*

The chimney walls appear to be in acceptable condition.

### Weather Cap-Spark Arrestor

#### *Informational Conditions*

The chimney has a functional weather cap/spark arrestor.

### Crown or Termination Cap

#### *Informational Conditions*

The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

### Chimney Flashings

#### *Informational Conditions*

The chimney flashings are in acceptable condition.

### Chimney Flue

#### *Informational Conditions*

The portions of the flue that are visible appear to be in acceptable condition.

### Flue Chase

#### *Informational Conditions*

There is a functional chase that surrounds the chimney flue as it passes through the attic.

### Fireblock

#### *Informational Conditions*

There is a conventional and functional metal fire block around the chimney flue in the attic.

### Fireplace

#### *Informational Conditions*

The fireplace is in acceptable condition.

### Damper

#### *Informational Conditions*

The damper is functional.

### Ash Box

#### *Informational Conditions*

The ash box is functional, and should be kept clear and clean.

### Hearth

#### *Informational Conditions*

The hearth is in acceptable condition.

## Mantle

### *Informational Conditions*

The fireplace mantle is in acceptable condition.

# 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 at the front of the residence. Upon inspection, found that the main water shutoff valve does not function and should be serviced.



### **Pressure Regulators**

#### *Informational Conditions*

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

### **Pressure Relief Valves**

#### *Informational Conditions*

There is a pressure relief valve on the plumbing system, as required.

## **Copper Water Pipes**

### *Informational Conditions*

The potable water pipes that were evaluated are in acceptable condition.

## **Electric Water Heaters**

### **Age Capacity & Location**

#### *Informational Conditions*

Hot water is provided by a 8 year old, 50 gallon water heater that is located in the garage.

### **Electrical Connections**

#### *Informational Conditions*

The electrical connection to the water heater is functional.

### **Water Shut-Off Valve & Connectors**

#### *Informational Conditions*

The shut-off valve and water connectors are functional.

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

#### *Functional Components and Conditions*

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

### **Drain Valve**

#### *Informational Conditions*

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

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

#### *Components and Conditions Needing Service*

The water heater is not equipped with a drain pan and overflow pipe, which is mandated in locations where water could cause structural damage, and should be installed as soon as conveniently possible.

### **Seismic Straps**

#### *Components and Conditions Needing Service*

The water heater is not correctly secured, and needs to be strapped in accordance with local standards..

## **Irrigation or Sprinklers**

### **Automatic Sprinklers**

#### *Informational Conditions*

The automatic sprinkler system is too extensive to be evaluated, and should be demonstrated by the gardener. Upon inspection, found that the sprinkler valves in the front of the residence has a leak when tested.



### **Hose Bibs**

#### *Functional Components and Conditions*

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

#### *Components and Conditions Needing Service*

A hose bib at the front of the property by the water main shutoff is dripping and needs a new stem washer. However, we may not have located and tested every hose bib on the property.

# Electrical

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

## Main Panel

### General Comments

#### *Informational Conditions*

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

### Service Entrance

#### *Informational Conditions*

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

### Panel Size & Location

#### *Informational Conditions*

The residence is served by a 200 amp, 220 volt panel, located in the front of the residence.



### Panel Cover Observations

#### *Components and Conditions Needing Service*

The interior cover panel has voids or open knockouts that should be covered.



### **Wiring Observations**

#### *Informational Conditions*

The visible portions of the wiring has no visible deficiencies.

### **Circuit Breakers**

#### *Informational Conditions*

There are no visible deficiencies with the circuit breakers.

### **Grounding**

#### *Informational Conditions*

The panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

## **Heat and Air Conditioning**

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

## **HVAC Heat Pump Systems**

### **Age & Location**

#### *Informational Conditions*

Central heat and air-conditioning are provided by a 7 year-old, 5 ton heat pump, with an air handler located in the attic .

### **Common Observations**

#### *Components and Conditions Needing Service*

For the reasons indicated, the heat pump system needs to be serviced by a professional.

### **Heat Pump & Air-Handler**

#### *Informational Conditions*

The heat pump responded to a request for cooling, but was not tested on the heat cycle because the ambient temperature is too high and to do so could have damaged the coil.

### **Return-Air Compartment**

#### *Informational Conditions*

The filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

### **Condensate Drainpipe**

#### *Informational Conditions*

The condensate drainpipe discharges correctly outside the residence.

### **Drip Pan**

#### *Informational Conditions*

The drip pan is functional.

### **Heat Pump Disconnect**

#### *Informational Conditions*

The electrical disconnect at the condensing coil is functional.

### **Refrigerant Lines**

#### *Components and Conditions Needing Service*

Insulation is missing from the refrigerant lines at the evaporator coil, which will allow condensation to form and drip, and should be installed.



### **Differential Temperature Readings**

#### *Components and Conditions Needing Service*

There is no appreciable difference in the temperature split, which indicates that the system needs to be serviced.

### **Thermostats**

#### *Functional Components and Conditions*

The thermostat functions as designed

### **Registers**

#### *Informational Conditions*

There is sooty blow-by around the registers in the \_\_\_\_\_, which can be caused by poor maintenance, but which could also be caused by a maladjusted gas/oxygen ratio and even a cracked firebox. Therefore, you may wish to seek a second opinion on this issue.

### **Flexible Ducting**

#### *Informational Conditions*

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

## **Living Areas**

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can

be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## **Main Entry**

### **Doors**

#### *Informational Conditions*

The doors are functional.

The doorbell does not work, and should be serviced.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Closets**

#### *Informational Conditions*

The closet is in acceptable condition.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

## **Living Room**

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects but was found to be dirty.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls have typical cosmetic damage.

### **Dual-Glazed Windows**

#### *Components and Conditions Needing Service*

A windows locking mechanisms on several windows are broken, and should be serviced. In the living room nook, a window is broken and should be replaced because injury could occur.



### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

## Family Room

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor is worn or cosmetically damaged, which you should view for yourself.

### Walls & Ceiling

#### *Informational Conditions*

The walls have typical cosmetic damage.

### Dual-Glazed Windows

#### *Components and Conditions Needing Service*

Several locking mechanisms on the windows are missing or broken, and should be serviced.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Functional Components and Conditions*

The outlet beneath block windows that was tested was dead in possible add on and should be serviced. All other outlets responded.

## Office or Library

### Doors

#### *Informational Conditions*

The doors are functional.

### Flooring

#### *Informational Conditions*

The floor is worn or cosmetically damaged, which you should view for yourself.

### Walls & Ceiling

#### *Informational Conditions*

The walls or ceiling in the library have typical cosmetic damage.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The window is functional.

### Lights

#### *Functional Components and Conditions*

The lights in the library are functional.

### Outlets

#### *Functional Components and Conditions*

The outlets that were tested are functional but had broken covers.

## Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors,

built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## **Kitchen**

### **Flooring**

#### *Informational Conditions*

The floor is worn or cosmetically damaged, which you should view for yourself.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls or ceiling have cosmetic damage

### **Sink & Countertop**

#### *Informational Conditions*

The sink and countertop are functional.

### **Cabinets**

#### *Functional Components and Conditions*

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

### **Valves & Connectors**

#### *Functional Components and Conditions*

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

### **Faucet**

#### *Functional Components and Conditions*

The sink faucet is functional.

### **Trap and Drain**

#### *Functional Components and Conditions*

The trap and drain are functional.

### **Garbage Disposal**

#### *Informational Conditions*

The casing of the garbage disposal is rusted and corroded from leaks, upon inspection leaks were found on the side of the garbage disposal.



### **Built-in Electric Oven**

#### *Informational Conditions*

The electrical oven is old, and probably the same age as the residence so it will obviously not be as efficient as a newer model and should not be expected to last indefinitely.

#### *Components and Conditions Needing Service*

An upper electrical element in the built-in, electrical, oven did not respond, and should be repaired or replaced.

### **Dishwasher**

#### *Functional Components and Conditions*

The dishwasher is functional.

### **Exhaust Fan or Downdraft**

#### *Informational Conditions*

The exhaust fan is built in to the microwave and is functional and a type that vents internally.

**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.

**Lights**

*Informational Conditions*

The light is functional.

**Outlets**

*Functional Components and Conditions*

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

## Hallway

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

### Primary Hallway

**Flooring**

*Informational Conditions*

The floor has no significant defects.

**Walls & Ceiling**

*Informational Conditions*

The walls or ceiling have typical cosmetic damage.

**Closets & Cabinets**

*Informational Conditions*

The closet, or closets, is in acceptable condition.

**Lights**

*Functional Components and Conditions*

The lights are functional.

**Outlets**

*Functional Components and Conditions*

The outlets that were tested are functional.

## Attic

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

## Primary Attic

### Attic Access Location

#### Informational Conditions

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

### Method of Evaluation

#### Informational Conditions

We evaluated the attic by direct access.

### Common Observations

#### Informational Conditions

Portions of the attic are being used for storage. However, its framing was not engineered for such use and storage should be limited to lightweight items.

### Framing

#### Informational Conditions

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

### Ventilation

#### Informational Conditions

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

### Electrical

#### Components and Conditions Needing Service

There is an open electrical junction box, which should be sealed so that any arcing or sparking would be contained within the box.



### Heat Vents

#### Informational Conditions

The heat vents appear to be functional.

### Plumbing Vents

#### Informational Conditions

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

### Exhaust Ducts

#### Components and Conditions Needing Service

The bathroom exhaust duct should be extended to an exterior vent port. Upon inspection, found master bath exhaust duct venting to gable vent. Exhaust vents should vent to the exterior of the property.

The bathroom exhaust duct should be extended to an exterior vent port - *Continued*



### **Blown-In Cellulose Insulation**

#### *Informational Conditions*

The attic is insulated, with approximately six-inches of blown-in cellulose, but current standards call for nine and even twelve inches. Some types of this insulation, which were manufactured and installed prior to 1979, consist of shredded paper and are flammable. However, we do not categorically recommend removing and replacing the insulation, because this is a personal decision that is best made by the owners or the occupants.

## **Bedrooms**

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

### **Master Bedroom**

#### **Doors**

##### *Functional Components and Conditions*

The door is functional.

#### **Flooring**

##### *Informational Conditions*

The floor is worn or cosmetically damaged, which you should view for yourself.

#### **Walls & Ceiling**

##### *Informational Conditions*

The walls have typical cosmetic damage.

#### **Dual-Glazed Windows**

##### *Informational Conditions*

A window lock is missing, or needs to be serviced, to be functional.

#### **Closets**

##### *Functional Components and Conditions*

The closet and its components are functional.

#### **Lights**

##### *Functional Components and Conditions*

The lights are functional.

#### **Outlets**

##### *Functional Components and Conditions*

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

## 2nd Bedroom

### Location

#### *Informational Conditions*

The 2nd bedroom is located in the main hallway on the right side.

### Doors

#### *Components and Conditions Needing Service*

The door striker needs to be serviced to work smoothly. Also found wood around door striker cracked.



### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Dual-Glazed Windows

#### *Informational Conditions*

A window lock is missing, or needs to be serviced, to be functional.

#### *Components and Conditions Needing Service*

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

### Closets

#### *Functional Components and Conditions*

The closet and its components are functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Functional Components and Conditions*

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

## 3rd Bedroom

### Location

#### *Informational Conditions*

The 3rd bedroom is located in the main hallway on the left.

### Doors

#### *Components and Conditions Needing Service*

The door handle is loose and needs to be serviced to work smoothly.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls have typical cosmetic damage.

### Dual-Glazed Windows

#### *Informational Conditions*

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

A window lock is missing, or needs to be serviced, to be functional.  
*Components and Conditions Needing Service*

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

#### **Closets**

*Functional Components and Conditions*

The closet and its components are functional.

#### **Lights**

*Functional Components and Conditions*

The lights are functional.

#### **Outlets**

*Functional Components and Conditions*

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

## **Bathrooms**

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

### **Master Bathroom**

#### **Size and Location**

*Informational Conditions*

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

#### **Doors**

*Functional Components and Conditions*

The door is functional but has damage.

#### **Flooring**

*Informational Conditions*

The floor has no significant defects.

#### **Walls & Ceiling**

*Informational Conditions*

The walls have typical cosmetic damage that is commensurate with time and use.

#### **Dual-Glazed Windows**

*Functional Components and Conditions*

The window is functional.

#### **Cabinets**

*Functional Components and Conditions*

The cabinets are in acceptable condition.

#### **Sink Countertop**

*Functional Components and Conditions*

The sink countertop is functional.

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

*Functional Components and Conditions*

The sink and its components are functional. The shut off valves in the master bath on both sinks are frozen.

#### **Tub**

*Functional Components and Conditions*

The tub is functional.

#### **Stall Shower**

*Functional Components and Conditions*

The stall shower is functional.

### **Toilet & Bidet**

#### *Components and Conditions Needing Service*

- The toilet is loose, and should be secured.
- The water shut-off valve for the toilet is leaking, and should be repaired.

### **Exhaust Fan**

#### *Functional Components and Conditions*

- The exhaust fan is functional.

### **Lights**

#### *Functional Components and Conditions*

- The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

- The outlets are functional and include ground-fault protection.

## **2nd Bathroom**

### **Size and Location**

#### *Informational Conditions*

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

### **Doors**

#### *Functional Components and Conditions*

- The door is functional.

### **Flooring**

#### *Informational Conditions*

- The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

- The walls and ceiling are in acceptable condition.

### **Cabinets**

#### *Functional Components and Conditions*

- The cabinets are in acceptable condition.

### **Sink Countertop**

#### *Functional Components and Conditions*

- The sink countertop is functional.

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

#### *Components and Conditions Needing Service*

- The mechanical sink stopper is incomplete and should be serviced.
- The shut-off valve on the hot side below the sink is frozen that should be repaired.

### **Tub-Shower**

#### *Components and Conditions Needing Service*

- The tub/shower valves leak and should be serviced.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

- The toilet is functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

- The exhaust fan is functional.

### **Lights**

#### *Functional Components and Conditions*

- The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

- The outlets are functional and include ground-fault protection.

## Laundry

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

### Laundry Room

#### Doors

##### *Functional Components and Conditions*

The door is functional.

#### Flooring

##### *Informational Conditions*

The floor is worn or cosmetically damaged, which you should view for yourself.

#### Walls & Ceiling

##### *Informational Conditions*

The walls have typical cosmetic damage.

#### Cabinets

##### *Functional Components and Conditions*

The cabinets are functional.

#### Closets

##### *Functional Components and Conditions*

The closet, or closets, are functional.

#### Exhaust Fan

##### *Functional Components and Conditions*

The exhaust fan is functional.

#### Valves & Connectors

##### *Functional Components and Conditions*

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

#### Trap & Drain

##### *Functional Components and Conditions*

The trap and drain are functional.

#### 220 Volt Receptacle

##### *Functional Components and Conditions*

A 220 volt receptacle for the dryer is not in use and was tested as functional.

#### Dryer Vent

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

The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

#### Lights

##### *Functional Components and Conditions*

The lights are functional.

#### Outlets

##### *Functional Components and Conditions*

The outlets that were tested are functional.

## 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.

### Triple-Car Garage

#### No Recommended Service

##### Informational Conditions

We have evaluated the garage, and found that the sink in the garage has no proper drainage hardware and the shutoff valves on the sink are frozen and should be serviced.



#### 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

##### Informational Conditions

The walls and ceiling are sheathed and show typical cosmetic damages.

#### 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.

#### Firewall Separation

##### Functional Components and Conditions

The firewall separating the garage from the residence is functional.

#### Entry Door Into the House

##### Components and Conditions Needing Service

The house entry door is not fully self-closing, and should be serviced.

#### Garage Door & Hardware

##### Informational Conditions

The min garage door is functional, but has cosmetic damage. The outer seals on the garage door are torn and should be replaced.



### **Automatic Opener**

#### *Functional Components and Conditions*

The garage door opener is functional. Upon inspection, there is not automatic opener on 3rd car garage but all hardware functions as designed. Also found the garage opener button broken.

### **Lights**

#### *Components and Conditions Needing Service*

The light does not respond, and should be serviced. Probably just a bulb.

### **Outlets**

#### *Components and Conditions Needing Service*

The ungrounded outlets should be upgraded to include a safer ground fault interrupt type. Upon inspection, multiple outlets had the hot/neutral reversed and did not have GFI which is recommended.

## **Pool and Spa**

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

## **Pool & Spa**

### **Enclosure Safety Observations**

#### *Functional Components and Conditions*

**There is no pool enclosure which could pose a safety issue**

### **Pool & Spa Observations**

#### *Functional Components and Conditions*

The pool is too extensive for our scope of evaluation. You should have a pool specialist evaluate them before the close of escrow, and you should be aware of local ordinances governing pool and spa safety.



## AFFILIATIONS AND CERTIFICATIONS

ICBO Certified Building Inspector # \_\_\_\_\_  
ICBO Certified Mechanical Inspector # \_\_\_\_\_  
ICBO Certified Combination Dwelling Inspector # \_\_\_\_\_  
IAPMO Certified Mechanical Inspector # \_\_\_\_\_  
California Real Estate Inspection Association "C.P.I." # \_\_\_\_\_  
Structural Pest Inspector License # \_\_\_\_\_  
AHERA Certified Building Inspector # \_\_\_\_\_

Inspector

## REPORT CONCLUSION

360 West Amoroso, Phoenix, Arizona

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 roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a 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	3
Exterior	5
Grading & Drainage	5
House Wall Finish	5
Exterior Components	6
Structural	7
Various Hard Surfaces	7
Structural Elements	7
Slab Foundation	7
Roof/Attic	8
Concrete Tile Roof	8
Flat Roof	9
Chimney	10
Family Room Chimney	10
Plumbing	11
Potable Water Supply Pipes	11
Electric Water Heaters	12
Irrigation or Sprinklers	12
Electrical	13
Main Panel	13
Heat and Air Conditioning	14
HVAC Heat Pump Systems	14
Living Areas	15
Main Entry	16
Living Room	16
Family Room	17
Office or Library	17
Kitchen	17
Kitchen	18
Hallway	19
Primary Hallway	19
Attic	19
Primary Attic	20
Bedrooms	21
Master Bedroom	21
2nd Bedroom	22
3rd Bedroom	22
Bathrooms	23
Master Bathroom	23
2nd Bathroom	24
Laundry	25
Laundry Room	25
Garage	26
Triple-Car Garage	26
Pool and Spa	27
Pool & Spa	27
Certifications and Affiliations	28
Report Conclusion	29

**Inspection Address:** 360 West Amoroso, Phoenix, Arizona  
**Inspection Date/Time:** 8/28/2012 9:00 am to 12:30 pm

---