Home Inspection Report

Prepared for: Joseph Markowicz

6733 N 32nd Ave
Phoenix, Arizona 85017

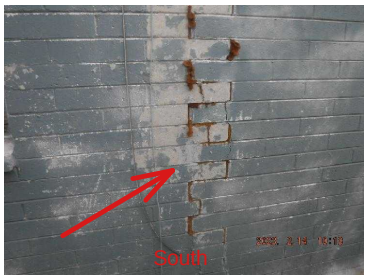
Inspected by:
Mark Stephens
Arizona Premier Home and Property Inspections

Defective Summary

4. SYSTEM: STRUCTURAL COMPONENTS

1. Foundation: Poured Concrete slab - More than typical cracking noted at several areas around the home. A structural engineer is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

2. Wall Structure: Block, Wood Frame - (a) South: Heavy cracking with displacement noted. Cracking extends into the stem wall. (b) Other Areas: Common cracking and mortar decay noted. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



3. Differential Movement: Cracks with displacement - See Foundation above.

5. SYSTEM: EXTERIOR

4. Exterior walls Exterior Surface Exterior Ceilings: Exposed Framing - Evidence of moisture penetration was found on the ceilings. A qualified licensed contractor is recommended to inspect, evaluate all findings, make recommendations and estimate repairs.

5. SYSTEM: EXTERIOR (Continued)

Exterior Ceilings: (continued)

5. Exterior walls Exterior Surface Entryway Doors: [operation of all] All Exterior Doors - - The threshold seal is missing or needs adjustment - (energy loss and moisture penetration). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

6. Exterior walls Exterior Surface Grading, Drainage: Faulty grade - (a) Patio: The grading has a negative slope (water will pool against the foundation instead of flowing away from it). (b) (General Information) It is important to divert water away from the foundation. Water should always pool away from the foundation. A small slope away from the foundation is the recommended slope. This will minimize the risk of settling and emulsification (damage to the cement due to excessive moisture by washing away of the cohesive minerals). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

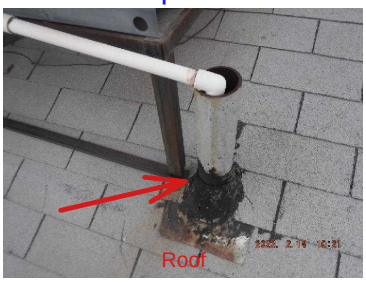
6. SYSTEM: ROOFING

7. Main Roof Roof Surface Roof Covering Material (type & condition): Asphalt Shingle - Damaged shingles found. The shingles are showing heavy wear. Gravel is off of the shingles and the fiberglass reinforcement is decaying. Roof in this condition is considered at or past it's expected life. A qualified licensed contractor is recommended to inspect this system as a whole, evaluate all findings, make recommendations and estimate repairs.

6. SYSTEM: ROOFING (Continued)

Roof Covering Material (type & condition): (continued)

8. Main Roof Roof Surface Penetrations: With Metal Roof Jacks and Caps - Sealant cracking and decayed. Gaps are present at the penetration, this can allow for moisture to enter the home. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



9. Patio Roof Roof Surface Penetrations: Metal Pipes with Tar Flashing - (a) No jack on penetration. (b) Gaps and loose flashing at the HVAC ducts. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Defective Summary (Continued)

7. SYSTEM: PLUMBING

10. Exterior Fixtures: [attached to the home] Flaws found - Missing handles. (Recommended Update) Recommend vacuum breakers/back flow valves at the exterior hose bibs to prevent cross contamination. This information is provided so that the buyer understand that the standards have changed for health or safety concerns. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

11. Piping Materials including supports and insulation: Copper Pipes, Galvanized Pipes - (a) Main: Galvanized pipe were found-- this is no longer allowed without cross contamination protection (deterioration caused by rust will contaminate the potable water as well as the possibility of lead contamination). Total extent of galvanized piping in the home is not fully determined. (b), Water service shut off valves under sinks and at toilets have a recommended life span of 10-12 years and are considered a maintenance item. It is recommended that these valves be updated to provide security and peace of mind with regards to the water system, as well as guarantee the valve will operate properly when needed. A qualified licensed contractor is recommended to inspect, evaluate all findings and estimate repairs.

12. Drain, waist & vent piping materials: ABS & Plastic Pipes, Plastic Flex Pipe, Galvanized or Cast Iron Pipes - (a), Flexible plastic drain lines are not proper plumbing. Recommend replacement with proper, smooth interior piping. (b), Recommend homes of this age have the drain systems scoped visually to determine any flaws or blockages present. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Defective Summary (Continued)

13. Auto Safety Controls: TPR Valve - - Improper installation (no piping). The TPR pipe cannot be reduced in size, has to be routed downhill after it leaves the TPR valve, terminate 6 to 24 inches from the ground and should only be made out of hard-drawn copper, CPVC, or galvanized steel. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

14. Flues: Single Wall Pipe at unit, Asbestos/Transite Pipe - (a), Asbestos/Transite vent piping requires a minimum clearance of 1-1/2 inches from any combustible material. (b), Standards typically recommend a minimum of 24 inches clearance above the existing roofline within 10 feet for the flue cap(known as the 2/10 rule). Flue is not sealed at roof. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

15. Water Meter: Electronic Meter - No LED reading available. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

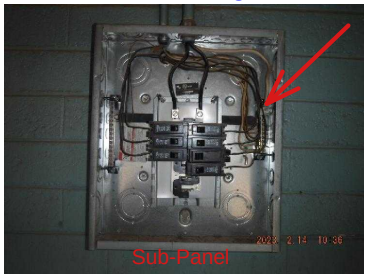
Defective Summary (Continued)

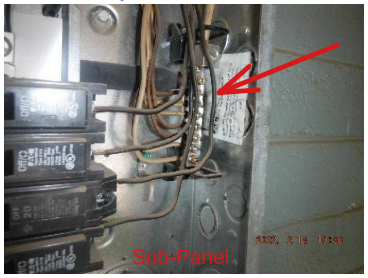
8. SYSTEM: ELECTRICAL

16. Service Grounding: Not verified - While a few locations show grounding, homes of this age had no grounding at the time of construction. Grounding can easily be 'faked' and by passed. It is recommended that the grounding in the home be verified by a licensed electrician to provide proper peace of mind.
17. Main Panel Location: Exterior Wall - (a), No Labeling/Illegible Labeling of the breakers. Breakers are required to be labeled to identify each circuit. (b) Due to the general condition/age of the electrical system, it is recommended that a qualified electrician evaluate the system as a whole for latent defects. (c), No permits found for electrical updates. No final inspection label/certification found, recommend inquiring with the seller or contacting the local building department for verification. Building and Construction Permits in Phoenix can be searched at: https://apps-secure.phoenix.gov/PDD/Search/Permits. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.


Main Panel

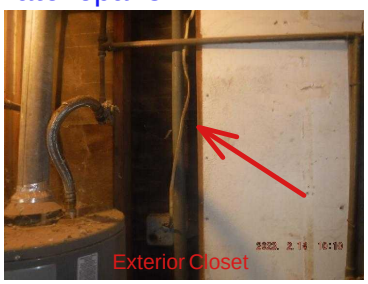
18. *Sub Panel #1 Location: Patio Area - The neutrals and the ground wires are required to be connected to separate busses in a sub panel. A qualified licensed contractor is recommended to inspect this system, evaluate all findings and estimate repairs.

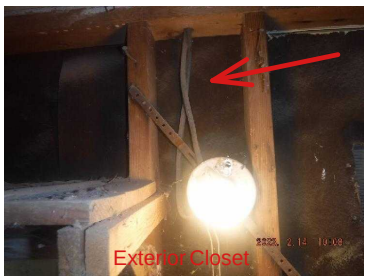

Sub-Panel


Sub-Panel

19. Branch Circuit Conductors: Copper Wire 110 VAC circuits - Non-metallic sheathed cable - (a), Exposed wiring present. All wiring needs to be covered, in the wall, or inside proper conduit. (b), Cloth coated wiring is still present in the home. This is aged and should be tested for proper viability and latent damage. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

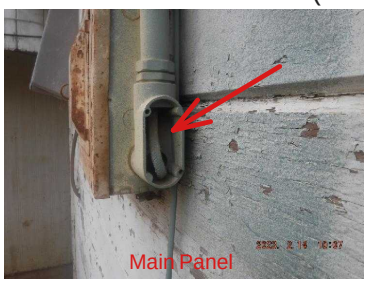

Exterior Closet


Exterior Closet

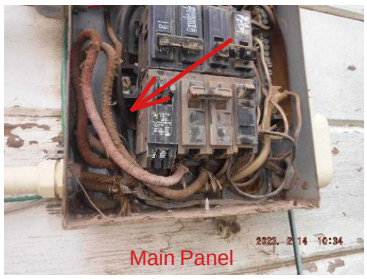

Exterior Closet

8. SYSTEM: ELECTRICAL (Continued)

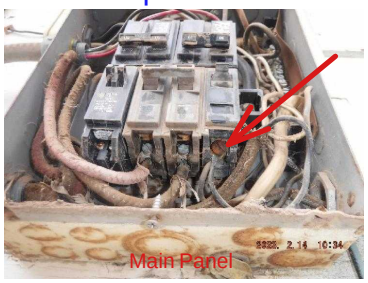
Branch Circuit Conductors: (continued)


Main Panel


attic


Main Panel

20. Compatibility of Amps & Voltages: Defects were found at the Panel - Main Panel: (a) Two wires are connected to one breaker - this breaker is not designed to safely hold two wires. (b) The A/C fuses is over fused (Amp capacity is too big for the wire or what the unit calls for). Fuses control the amount of electricity that can pass to the wiring and appliance. Proper protection is required to prevent damage and possible overheating/fires in the event of a power surge. Correction is needed. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.


Main Panel

Max 45amps

60amp Fuse

21. Ligh Fixtures [RN] Operation: Exterior & Interior - (a) Damaged/inoperative fixtures found. (b), Light bulbs are out in several locations around the home. Recommend requesting seller to install all bulbs to verify functions of the fixtures. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.


Dining

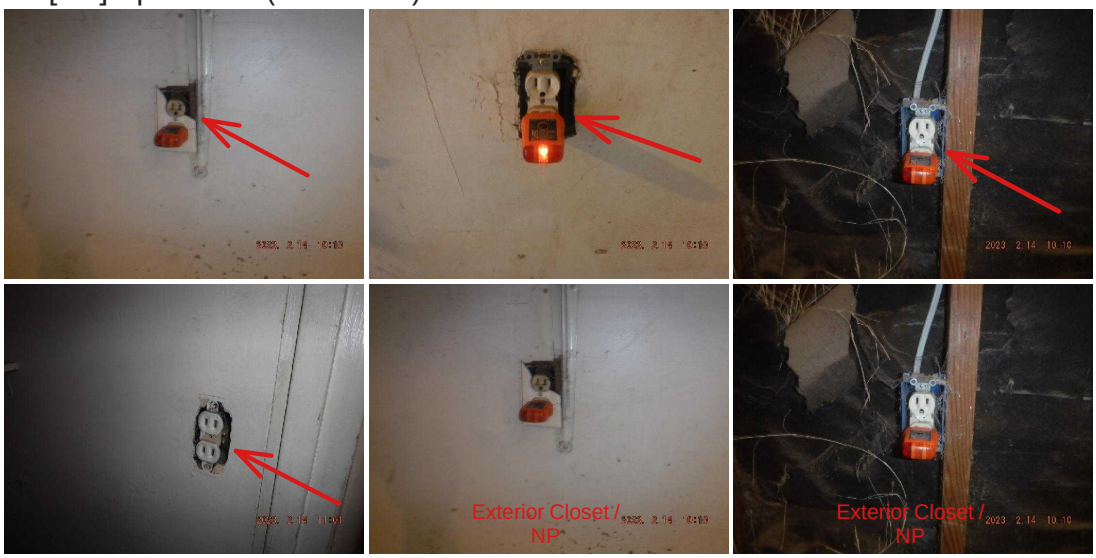

Master Bath


#3 Bedroom

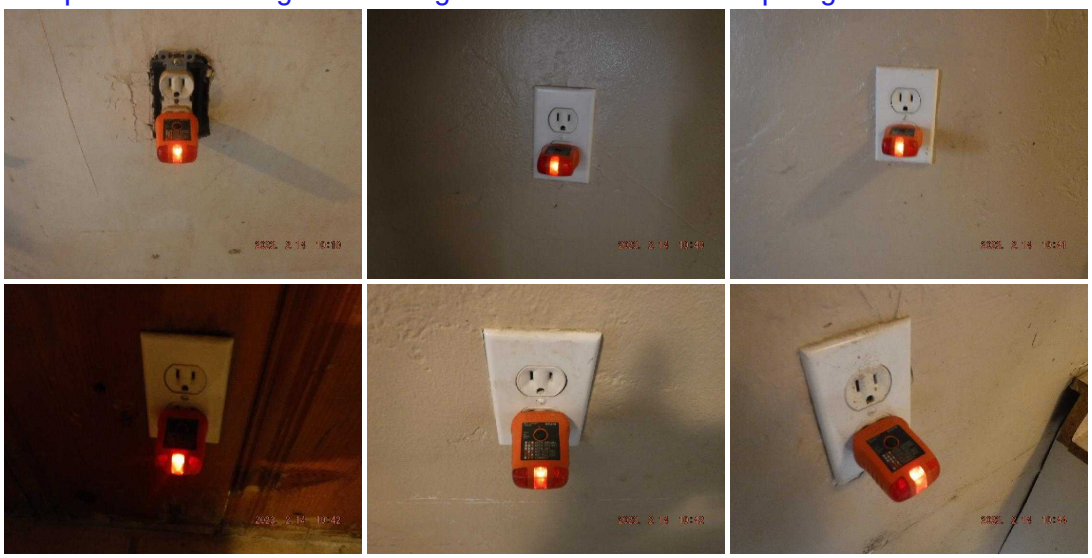
22. Outlets [RN] Operation: Exterior & Interior - (a) Missing/broken cover plates.(Pictures may not show all locations). (b) Exterior Closet: No power at the outlets. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs. Noted: 2 prong outlets still present in the home. These have no grounding and electronics plugged into these outlets have a possibility of damage through a power/electrical surge. Plan accordingly.

8. SYSTEM: ELECTRICAL (Continued)

Outlets [RN] Operation: (continued)

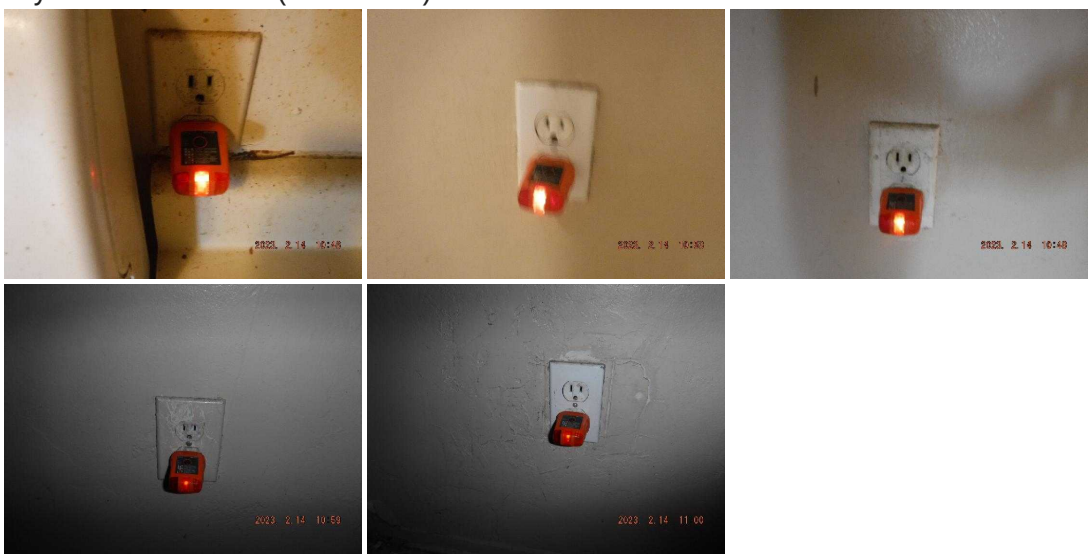


23. Polarity & Ground of all: Exterior & Interior - Most of the ungrounded outlets were replaced with 3 prong outlets. This is not allowed because it gives a false sense of grounding. When replacing a 2 prong outlet on a non grounded circuit it must be replaced with a 2 prong outlet or a GFCI outlet (GFCI can be 3 prong outlet). Recommend replacing the ungrounded outlets with GFCI outlets as this is the safer of the two options. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs. Noted: Pictures may not show all locations and are for examples. Noted: Single center light on tester indicates open ground.



8. SYSTEM: ELECTRICAL (Continued)

Polarity & Ground of all: (continued)



9. SYSTEM: HEATING

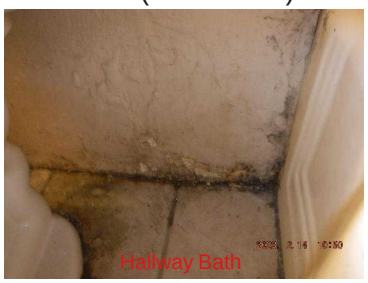
24. Roof Heating System Air Filters: 12x36x1 - Filters are very dirty/clogged and need to be replaced. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

11. SYSTEM: INTERIORS

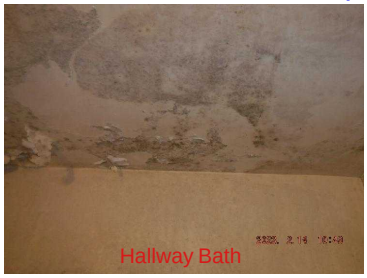
25. All living areas and garage Living Space Interior Walls: Paint-Texture, Wood, Block - (a) Hallway Bath: Heavy moisture damage noted. Although identifying mold and mildew is not part of this inspection, it is highly recommend a licensed biological/mold inspector evaluate the current situation in and around this location. (b) Other Areas: The home shows minor cosmetic abnormalities in many areas, typical to the age of the home. Mismatched paint and unfinished repairs are present. These concerns are considered cosmetic defects. The home is in extremely dirty and in unkempt condition. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

11. SYSTEM: INTERIORS (Continued)

Interior Walls: (continued)



26. All living areas and garage Living Space Interior Ceilings: Texture-Paint - (a) Hallway Bath: Heavy moisture damage noted. Although identifying mold and mildew is not part of this inspection, it is highly recommend a licensed biological/mold inspector evaluate the current situation in and around this location. (b), Rest of the Home: Repairs evident in several locations. Common cracking and damage noted, typical to the age of the home. A qualified licensed contractor is recommended to inspect, evaluate all findings, make recommendations and estimate repairs.



27. All living areas and garage Living Space Interior Floors: Carpet, Tile Floors - Heavy wear throughout the home. Common grout line damage. Missing or deteriorating grout. Recommend re-grouting and sealing the lines. Broken tiles found. A qualified licensed contractor is recommended to inspect this system, evaluate all findings and make any necessary repairs.

28. All living areas and garage Living Space Cabinets (RN): Wood & Composite Wood materials - (a) Kitchen: Missing drawer face. (b) Other Areas: Heavy wear to the cabinets. Several of the cabinets need adjustment to the hinges to open/close properly. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

11. SYSTEM: INTERIORS (Continued)

Cabinets (RN): (continued)

29. All living areas and garage Living Space Windows (operation RN): Casement Windows, Vinyl frame double pane windows - (a) Broken window found. (b) Other Areas: Windows show wear typical to the age of the home(loose locks, minor plastic trim damage, etc.). Dirty tracks are making the windows hard to open at several locations. Recommend cleaning. Note: Not all the windows could be opened due to plastic blinds. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

30. All Bathrooms Bathroom Sink/Basin: Molded single bowls - (a) Master Bath: Sink rusted and rotted. (b), Hallway Bath: The sink shows typical wear patterns. Consistent with the age of the home. A qualified licensed contractor is recommended to inspect this system, evaluate the above listed findings, and estimate repairs.

12. SYSTEM: INSULATION & VENTILATION

31. #2 Bedroom Closet, Gable Vents Attic Access Cover Drywall, Gabel Vents - (a) Missing gable vents. (b) #2 Closet access is covered over by insulation(not opened). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

12. SYSTEM: INSULATION & VENTILATION (Continued)

Access Cover (continued)


Table of Contents

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of major defects.
Not Inspected	Item was not inspected because it was inaccessible, not present, or not found or Item was unable to be inspected for safety reasons or due to lack of power, gas or water, access is blocked or sealed, or the item is disconnected or shut down.
Maintenance	The component is working within the acceptable range however, a service technician is recommended to inspect, verify and or keep the item in optimal working condition by inspecting the inner working components, loads, making preventive repairs, cleaning, adjustments and correcting potential problems.
Other	A minor defect and the issue is considered mostly cosmetic and has a low importance value in the inspectors opinion - or the inspector recommends monitoring the next time the conditions lend themselves to reevaluate (for example: next time it rains).
Defective	A system or component that is unsafe or not functioning, which if not quickly addressed, will be likely to do any of the following: (1) worsen appreciably. (2) cause further damage. (3) be a serious hazard to health and/or personal safety.
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 changes in adopted residential construction standards.
Update	The inspector recommends an update for this item. This item was considered OK when the home was built and is considered "Grandfathered in" however, the standards have changed and the buyer should consider making the changes to meet today's standards.

General Information

Property Information

Inspection Date 02/14/2023
Property Address 6733 N 32nd Ave
City Phoenix State Arizona Zip 85017

Client Information

Client's Name Joseph Markowicz
Phone (602)478-4647 Fax 0
E-Mail jpino@pinorealestate.com

Inspection Company

Inspector Name Mark Stephens
Company Name Arizona Premier Home and Property Inspections
Address 346 E Papago Dr
City Tempe State Arizona Zip 85288
E-Mail inspectionpro13@gmail.com
Buyer's Agent Jesus Pino
Phone (602)478-4647 Fax 0
E-Mail JPino@PinoRealEstate.com
File Number 021423M Markovicz (PM 63ave)

General Information (Continued)

Amount Received $350.00

Conditions

Others Present No One Property Occupied No
Estimated Age 1954 Entrance Faces West
Start Time 1:00pm End Time 4:30pm
Electric On? Yes Water On? Yes Gas/Oil On? Not Applicable
Temperature 47 Weather Cloudy Soil Conditions Moist from rain
Space Below Grade None Building Type Single Family Garage No

1. INTRODUCTION

Recommendations for licensed contractors to inspect items listed must be done within the sales inspection period. Licensed contractors should evaluate any system with defects or concerns listed below for latent, not visual, not found or possible defects regardless of the severity of the defects found and/or listed in this report. No validity of this report shall be assumed past final date for buyers inspection to occur. Inspector has no control of, or any responsibility for defects/damage that may occur to the home/property once it is vacated by the inspector on the date of the scheduled inspection.
This report does not represent verification of building code compliance or manufacturers installation requirements.
It is recommended for the client to contact the local building/planning departments to verify any and all permits issued/required with regards to additions, repairs or updates to the property since initial construction, prior to closing.

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.

Please read all sections of this report to gain a full understanding of all items contained within.

2. PURPOSE AND SCOPE

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: the purpose of the inspection. The date of the inspection. The name address and certification number of the inspector. The fee for services, a statement that the inspection is performed in accordance with these Standards. 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: Describe systems and components identified in sections 4 through 12 of these Standards. 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 at the time of the inspection and were not inspected and a reason why they were not inspected. 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.

Please read all sections of this report to gain a full understanding of all items contained within.

3. GENERAL LIMITATIONS AND EXCLUSIONS

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: Life expectancy of any component or system. The causes of the need for a major repair. The methods, materials and costs of corrections. The suitability of the property for any specialized use. Compliance or non-compliance with applicable regulatory requirements. The market value of the property or its marketability. The advisability or inadvisability of purchase of the property. Any component or system which was not observed. The presence or absence of pests such as wood damaging organisms, rodents, or insects. cosmetic items, underground items, or items not permanently installed.
B. Inspectors are NOT required to: Offer warranties or guarantees of any kind. Calculate the strength, adequacy, or efficiency of any system or component. Enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons. Operate any system or component which is shut down or otherwise inoperable. Operate any system or component which does not respond to normal operating controls. Disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility. 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. Determine the effectiveness of any system installed to control or remove suspected hazardous substances. Predict future conditions, including but not limited to failure of components. Project operating costs of components. Evaluate acoustical characteristics of any system or component.
3.3 Limitations and exclusions specific to individual systems are listed in following sections.

Please read all sections of this report to gain a full understanding of all items contained within.

4. SYSTEM: STRUCTURAL COMPONENTS

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4.1 The inspector shall observe:
A. structural components including: foundation, floors, walls, columns, ceilings, roofs.
4.2 The Inspector shall:
A. describe the type of: foundation, floor structure, wall structure, columns, ceiling structure, roof structure.
B. probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.
C. enter under-floor 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 under-floor crawl spaces and attics.
E. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

Other notes: The composition of the soil, contaminants in the soil, Super Fund areas, the stability of the soil, the presence of expansive soil, and the condition of the soil is beyond the scope of this inspection. For more information see. http://azgs.az.gov/EFC.html - http://www.epa.gov/region9/cleanup/arizona.html. The stability of the earth upon where the home is built is not part of this inspection. Geological maps are available on the web at the following web sites: http://azgs.az.gov/EFC.html - http://azgs.az.gov/efmaps.html
General Guidelines: Cement products will crack - It is important to monitor the cracking that may occur naturally in a home. One should make sure that the side/edge of a quarter ($0.25) cannot fit in a crack - this would be considered a major crack and a re inspection is recommended. Once a crack has been found it should be monitored. If a crack seems to be getting wider and or bigger a re-inspection may also be needed.
What are Earth Fissures? Earth fissures are associated with basin subsidence that accompanies extensive ground water mining.

4. SYSTEM: STRUCTURAL COMPONENTS (Continued)

Defective — Foundation: Poured Concrete slab - More than typical cracking noted at several areas around the home. A structural engineer is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Other — Floor Structure: Poured Concrete Slab - Unevenness and abnormalities in the floor level may indicate defects/concerns with foundation of the home(not visible). If concerned, it is recommended that a qualified licensed contractor examine the system for faults and advise on repairs and estimate cost.

Defective — Wall Structure: Block, Wood Frame - (a) South: Heavy cracking with displacement noted. Cracking extends into the stem wall. (b) Other Areas: Common cracking and mortar decay noted. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Other — *Columns: Wood Posts - Wood post are in direct contact with the concrete. This will allow for decay and rotting of the post base. Minor damage consistent with the age of the home. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Other — Roof/Ceilings Structure: Conventional Framing - (a) Repairs noted in the attic. Typical cracking and checking noted to the deck boards. (b), Questionable if the additions were done with proper permits. Recommend inquiring with the local building department. Building and Construction Permits in Phoenix can be searched at: https://apps-secure.phoenix.gov/PDD/Search/Permits. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

4. SYSTEM: STRUCTURAL COMPONENTS (Continued)

Acceptable Probe structural components where deterioration is suspected. No None found.
Acceptable Entered Attics Spaces: Yes Except when access is obstructed, when entry could cause damage, or dangerous or adverse situations are suspected.
Acceptable The inspector was unable to inspect what percentage of the attic: 40% - The attic inspection was limited due to design.
Other Water Penetration or Condensation: Evidence of moisture penetration was found - Dry moisture stains and moisture damage was visible in the attic. Does not appear to be an ongoing problem. Monitoring is the only recommendation at this time.

Note: The following items were observed as a courtesy and to meet the inspector's expectations or at the clients request but are not required to be inspected by the standards of practice.

Defective Differential Movement: Cracks with displacement - See Foundation above.

5. SYSTEM: EXTERIOR

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, soffit 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.

Inaccessible Areas: No All areas accessible.

Exterior walls Exterior Surface

Other Wall Cladding Materials: Block, Fibrous, Wood - Common typical minor cracking and defects noted. Typical wear to the fibrous installed in an improper manner. Home shows lack of routine maintenance in most exterior systems. Plan and Prepare that the home will need typical maintenance and painting in the near future. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.
Not Inspected Wall Flashing & Trim: None Provided
Defective Exterior Ceilings: Exposed Framing - Evidence of moisture penetration was found on the ceilings. A qualified licensed contractor is recommended to inspect, evaluate all findings, make recommendations and estimate repairs.

5. SYSTEM: EXTERIOR (Continued)

Exterior Ceilings: (continued)

Defective — Entryway Doors: [operation of all] All Exterior Doors - - The threshold seal is missing or needs adjustment - (energy loss and moisture penetration). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Other — *Security Doors: Metal Screen Security - Typical damage and wear noted.

Other — *Eaves, Soffits & Fascias: Wood & Plywood - Typical wear and damage noted: Consistent with the age of the home. Plan and prepare to paint the eaves and fascia in the near future to maintain the system. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Acceptable — *Vegetation: Gravel/Rock, Dirt, Shrubs/Weeds

Defective — Grading, Drainage: Faulty grade - (a) Patio: The grading has a negative slope (water will pool against the foundation instead of flowing away from it). (b) (General Information) It is important to divert water away from the foundation. Water should always pool away from the foundation. A small slope away from the foundation is the recommended slope. This will minimize the risk of settling and emulsification (damage to the cement due to excessive moisture by washing away of the cohesive minerals). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Acceptable — Walksways: Concrete - Common cracking.

Acceptable — Patios: Concrete Slab with Patio Cover - Common cracking.

5. SYSTEM: EXTERIOR (Continued)

Acceptable Driveways: Concrete - Minor cracking and settling noted.
Note: The following item(s) were observed as a courtesy and to meet the inspector's expectations or at your realtors request but is/are not required to be inspected by the standards of practice.

6. SYSTEM: ROOFING

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 arrester devices.

Other Notes: This is not a warranty or a guarantee, it is simply a good faith inspection. Factors that can adversely affect the life of the roof are: 1) Latent defects. 2) Future lack of or unprofessional repairs and or maintenance such as not cleaning the valley flashing. 3) Constant moisture on a roof. 4) Other unforeseen factors. Unless otherwise stated in writing the inspection consists of a visual inspection of the attic and of the the roof's outer surface. If your home has a flat roof we recommend you walk the surface every few months and after every rain - keep the surface clean and free from debris. These roofs are flat and high maintenance, a pro-active approach is recommended. A qualified roofing professional is recommended to inspect a flat roof surface before every rainy season. (5) Shingle and Tile roofing systems that are over 15 years old in installation should have the underlayment inspected by a qualified licensed contractor for any wear and decay. Replacement of the underlayment is considered typical maintenance for such roofing systems, plan and prepare for cost and possible inconvenience of replacement.

Main Roof Roof Surface

Method used to Inspect Roofing: Walked the roof
Acceptable Unable to Inspect what % of the roof: The entire Roof was accessible
Defective Roof Covering Material (type & condition): Asphalt Shingle - Damaged shingles found. The shingles are showing heavy wear. Gravel is off of the shingles and the fiberglass reinforcement is decaying. Roof in this condition is considered at or past it's expected life. A qualified licensed contractor is recommended to inspect this system as a whole, evaluate all findings, make recommendations and estimate repairs.


Roof

Roof

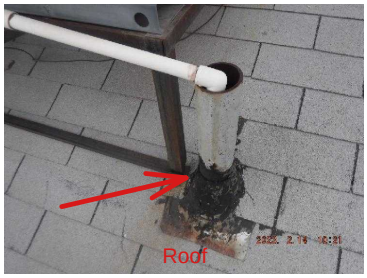
Roof

6. SYSTEM: ROOFING (Continued)

Roof Covering Material (type & condition): (continued)

Acceptable Flashings: Aluminum or Metal Flashing

Defective Penetrations: With Metal Roof Jacks and Caps - Sealant cracking and decayed. Gaps are present at the penetration, this can allow for moisture to enter the home. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.



Acceptable *Signs of leaks or abnormal condensation on building components. No None found.

Patio Roof Roof Surface

Method used to Inspect Roofing: Walked the roof

Acceptable Unable to Inspect what % of the roof: The entire Roof was accessible

Other Roof Covering Material (type & condition): Rolled Asphalt - Typical wear patterns noted. A qualified licensed contractor is recommended to inspect this system as a whole, evaluate all findings, make recommendations and estimate repairs.

Acceptable Flashings: Aluminum or Metal Flashing

Defective Penetrations: Metal Pipes with Tar Flashing - (a) No jack on penetration. (b) Gaps and loose flashing at the HVAC ducts. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Acceptable *Signs of leaks or abnormal condensation on building components. No None found.

7. SYSTEM: PLUMBING

7. SYSTEM: PLUMBING
7.1 The inspector shall observe:
A. interior water supply and distribution system including: piping materials, including supports and insulation. Fixtures and faucets, functional flow, leaks. cross connections.
B. interior drain, waste and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation, leaks, functional drainage.
C. hot water systems including: water heating equipment, normal operating controls, automatic safety controls, chimneys, flues and vents.
D. fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting and supports, leaks.
E. sump pumps.
7.2 The inspector shall:
A. describe: water supply and distribution piping materials. drain, waste and vent piping materials. 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: water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality. On-site waste disposal systems, foundation irrigation systems, spas, except as to functional flow and functional drainage.

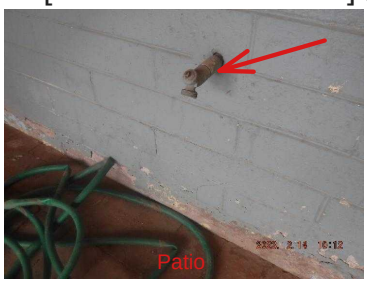
Other Notes: The water is run for 15 to 20 minutes to determine if the system drains properly and if the system maintains a proper flow rate. When appropriate the wall behind the showerheads or the ceilings under the showers are checked for moisture. The drain pipes system is checked for backups during this period. This inspection cannot check for roots in the drain pipes, broken or leaking underground pipes, or small obstructions that would not be evident by simply running water down the drains. It is recommended for homes 25 years old and older to have the drain lines professionally scoped for condition and possible defects. Toilets are simply flushed empty (no paper is added).
The average life of an plumbing stop valve is 10 years (shut off valves that supply faucets and toilets) If the home is over 10 years old, the customer is encouraged to keep on hand and/or replace these valves (1/4 turn / ball type valve is the currently preferred type of valve). To maintain the valves, it is recommended to open/close the valves once every 2 months, this will help keep the valve free of sediment/calcite build-up, and working properly. Turning (opening and closing) these valves is not part of this inspection, as there is a possibility they may fail.
- Fire sprinkler systems are not part of this inspection, but may be noted as present. If applicable, an inspection of the system is recommended but is not required unless the water pressure to the home is manually adjusted.
- Water softening systems and water filtration systems are not part of this inspection, but may be noted as present. Quality of the water is not tested.
- Read more: What Is the Average Life of an Electric Water Heater? | eHow.com
http://www.ehow.com/facts_5005652_average-life-electric-water-heater.html#ixzz2McA578ik

Operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house:

Defective — Exterior Fixtures: [attached to the home] Flaws found - Missing handles. (Recommended Update) Recommend vacuum breakers/back flow valves at the exterior hose bibs to prevent cross contamination. This information is provided so that the buyer understand that the standards have changed for health or safety concerns. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

7. SYSTEM: PLUMBING (Continued)

Exterior Fixtures: [attached to the home] (continued)


Patio

Update Exterior Fixtures: [attached to the home] Operated with no major flaws - (Recommended Update) Recommend anti-siphon/back flow valves at the exterior hose bibs to prevent cross contamination. This information is provided so that the buyer understand that the standards have changed for health or safety concerns. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.


Anti-Siphon Device

Acceptable Kitchen Fixture(s): Operated with no major flaws

Acceptable Bathroom Fixtures: Operated with no major flaws

Acceptable Laundry Washer Hose Bibs: Stem Valves

Interior Water Supply and Distribution System including:

Defective Piping Materials including supports and insulation: Copper Pipes, Galvanized Pipes - (a) Main: Galvanized pipe were found-- this is no longer allowed without cross contamination protection (deterioration caused by rust will contaminate the potable water as well as the possibility of lead contamination). Total extent of galvanized piping in the home is not fully determined. (b), Water service shut off valves under sinks and at toilets have a recommended life span of 10-12 years and are considered a maintenance item. It is recommended that these valves be updated to provide security and peace of mind with regards to the water system, as well as guarantee the valve will operate properly when needed. A qualified licensed contractor is recommended to inspect, evaluate all findings and estimate repairs.

7. SYSTEM: PLUMBING (Continued)

Piping Materials including supports and insulation: (continued)

Acceptable Functional Flow: Adequate

Acceptable Leaks: No noticeable potable water leaks were found

Update *Cross Connections (exterior & Interior): Risk found. See "Exterior Fixtures" above.

Interior Drain, Waste & Vent System, including:

Acceptable Traps: Plastic Pipes

Other, Defective Drain, waist & vent piping materials: ABS & Plastic Pipes, Plastic Flex Pipe, Galvanized or Cast Iron Pipes - (a), Flexible plastic drain lines are not proper plumbing. Recommend replacement with proper, smooth interior piping. (b), Recommend homes of this age have the drain systems scoped visually to determine any flaws or blockages present. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Acceptable *Drain Leaks: No leaks were found

Other Waste & vent piping supports & insulation: ABS Pipe, Galvanized and or Cast Iron Pipes - Recommend homes of this age have the drain systems scoped visually to determine any flaws or blockages present. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Acceptable Functional Drainage: No noticeable obstructions - A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Acceptable Toilets: Manufacturer not determined

Hot Water System Including:

Acceptable Water Heating Equiptment: Natural Gas Water Heater, 40 Gallons - 2017 is the estimated MFD for this unit.

Not Inspected Normal Operating Controls: None Provided

7. SYSTEM: PLUMBING (Continued)

Defective Auto Safety Controls: TPR Valve - - Improper installation (no piping). The TPR pipe cannot be reduced in size, has to be routed downhill after it leaves the TPR valve, terminate 6 to 24 inches from the ground and should only be made out of hard-drawn copper, CPVC, or galvanized steel. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Defective Flues: Single Wall Pipe at unit, Asbestos/Transite
Pipe - (a), Asbestos/Transite vent piping requires a minimum clearance of 1-1/2 inches from any combustible material. (b), Standards typically recommend a minimum of 24 inches clearance above the existing roofline within 10 feet for the flue cap(known as the 2/10 rule). Flue is not sealed at roof. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Acceptable Vents: High & Low Vents, Exterior Air

*Fuel Storage and Distribution Systems including:

Sump Pumps:

Not Inspected Sump Pumps: None Provided/None Found

Note: The following item(s) were observed as a courtesy and to meet the inspector's expectations or at your realtors request but is/are not required to be inspected by the standards of practice.

7. SYSTEM: PLUMBING (Continued)

Defective Water Meter: Electronic Meter - No LED reading available. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Acceptable Water Pressure: Within the acceptable range, 40-80 PSI

Acceptable Gas Meter: Exterior / Side

Acceptable Main Gas Valve: At gas meter

8. SYSTEM: ELECTRICAL

8. SYSTEM: ELECTRICAL
8.1 The inspector shall observe:
A. service entrance conductors.
B. service equipment, grounding equipment, main over-current device, main and distribution panels.
C. amperage and voltage ratings of the service.
D. branch circuit conductors, their over-current devices, and the compatibility of their amperage and voltages.
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 over-current 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.

Other Notes: Smoke detector batteries should be replaced on a yearly basis - Feb 17 is the designated day to replace your batteries. Little known fact that may save your life - most smoke detector manufacturers recommend replacing the smoke detectors every 10 years. Replace any smoke detectors that have been painted, as they may not go off in an actual fire.

8. SYSTEM: ELECTRICAL (Continued)

Upon any noted defects in the electrical system, it is highly recommended that a qualified licensed electrician examine the system as a whole for any latent/not visible defects.

Acceptable Service Equiptment Type: Overhead Mast

Not Inspected Service Entry Conductors Materials: Inaccessible

Defective Service Grounding: Not verified - While a few locations show grounding, homes of this age had no grounding at the time of construction. Grounding can easily be 'faked' and by passed. It is recommended that the grounding in the home be verified by a licensed electrician to provide proper peace of mind.

Acceptable Overcurrent Protection Devices: Breakers

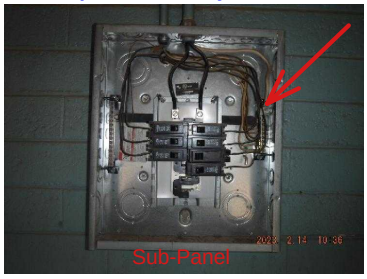
Other Main Overcurrent Device: Not verified - A qualified licensed contractor is recommended to inspect this system, evaluate all findings and estimate repairs.

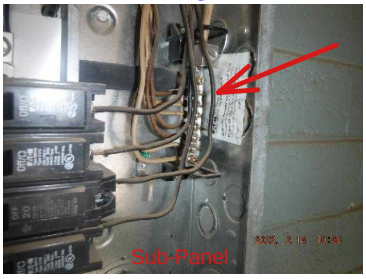
Acceptable Service Amperage & Voltage: 200 Amps Service, 240 Volts

Other, Defective Main Panel Location: Exterior Wall - (a), No Labeling/Illegible Labeling of the breakers. Breakers are required to be labeled to identify each circuit. (b) Due to the general condition/age of the electrical system, it is recommended that a qualified electrician evaluate the system as a whole for latent defects. (c), No permits found for electrical updates. No final inspection label/certification found, recommend inquiring with the seller or contacting the local building department for verification. Building and Construction Permits in Phoenix can be searched at: https://apps-secure.phoenix.gov/PDD/Search/Permits. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.


Main Panel

Defective *Sub Panel #1 Location: Patio Area - The neutrals and the ground wires are required to be connected to separate busses in a sub panel. A qualified licensed contractor is recommended to inspect this system, evaluate all findings and estimate repairs.


Sub-Panel

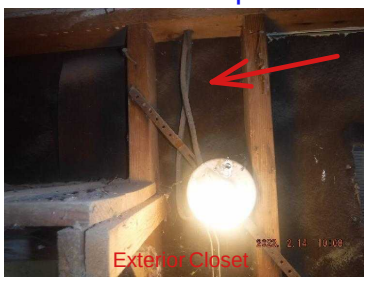

Sub-Panel

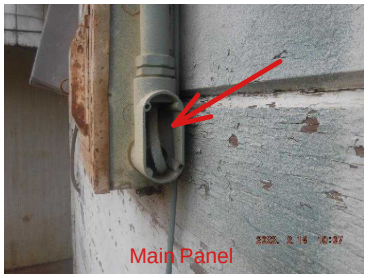
8. SYSTEM: ELECTRICAL (Continued)

Defective Branch Circuit Conductors: Copper Wire 110 VAC circuits - Non-metallic sheathed cable - (a), Exposed wiring present. All wiring needs to be covered, in the wall, or inside proper conduit. (b), Cloth coated wiring is still present in the home. This is aged and should be tested for proper viability and latent damage. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.


Exterior Closet


Exterior Closet


Exterior Closet


Main Panel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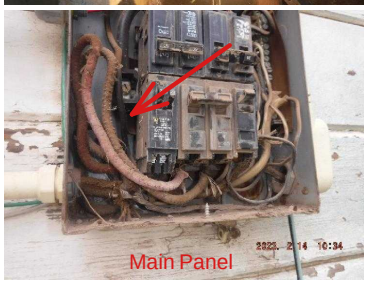
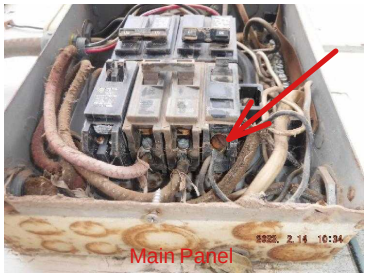

Main Panel

Not Inspected *Aluminum Branch Circuit Wiring: None Found

Defective Compatibility of Amps & Voltages: Defects were found at the Panel - Main Panel: (a) Two wires are connected to one breaker - this breaker is not designed to safely hold two wires. (b) The A/C fuses is over fused (Amp capacity is too big for the wire or what the unit calls for). Fuses control the amount of electricity that can pass to the wiring and appliance. Proper protection is required to prevent damage and possible overheating/fires in the event of a power surge. Correction is needed. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.


Main Panel


Max 45amps


60amp Fuse

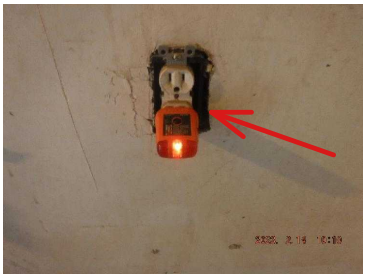
Defective Ligh Fixtures [RN] Operation: Exterior & Interior - (a) Damaged/inoperative fixtures found. (b), Light bulbs are out in several locations around the home. Recommend requesting seller to install all bulbs to verify functions of the fixtures. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

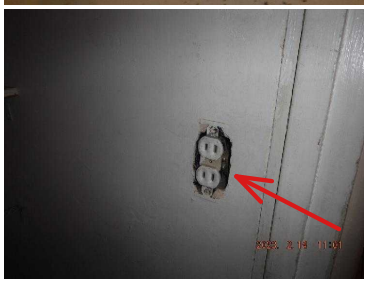
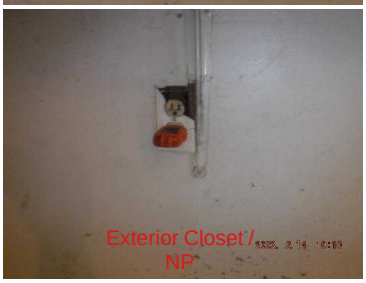
8. SYSTEM: ELECTRICAL (Continued)

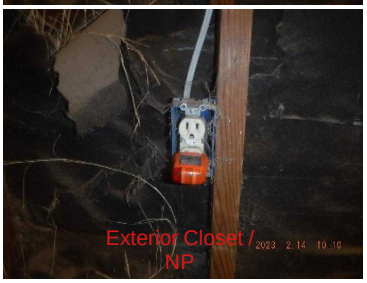
Ligh Fixtures [RN] Operation: (continued)

Acceptable Ligh Switches[RN] Operation: Exterior & Interior

Defective Outlets [RN] Operation: Exterior & Interior - (a) Missing/broken cover plates.(Pictures may not show all locations). (b) Exterior Closet: No power at the outlets. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs. Noted: 2 prong outlets still present in the home. These have no grounding and electronics plugged into these outlets have a possibility of damage through a power/electrical surge. Plan accordingly.

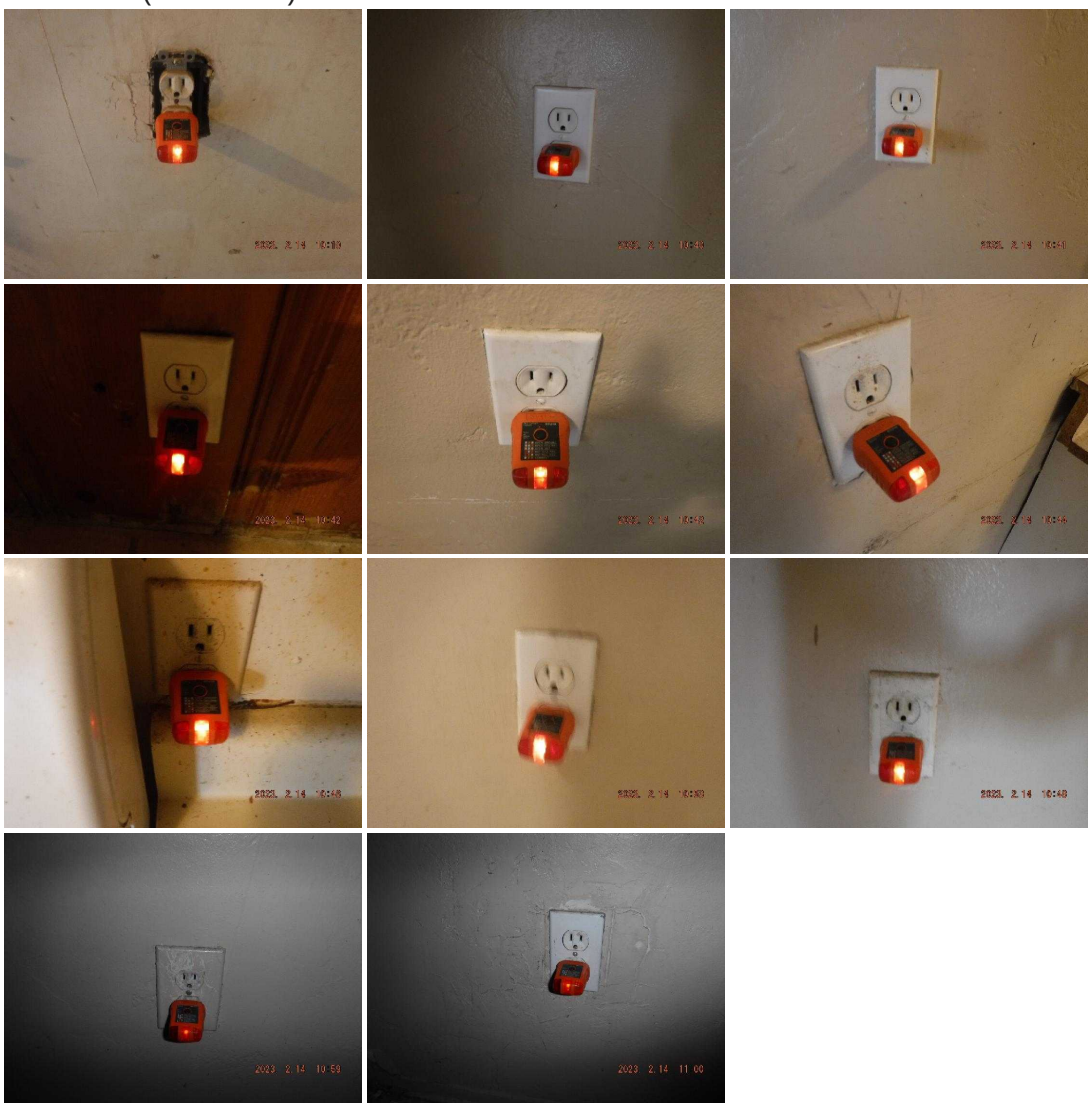


Update GFCI Outlets Operation: Exterior & Interior - Recommend updating to current standards at locations missing GFCI protection(Kitchen, Laundry, Baths, Exterior). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Defective Polarity & Ground of all: Exterior & Interior - Most of the ungrounded outlets were replaced with 3 prong outlets. This is not allowed because it gives a false sense of grounding. When replacing a 2 prong outlet on a non grounded circuit it must be replaced with a 2 prong outlet or a GFCI outlet (GFCI can be 3 prong outlet). Recommend replacing the ungrounded outlets with GFCI outlets as this is the safer of the two options. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs. Noted: Pictures may not show all locations and are for examples. Noted: Single center light on tester indicates open ground.

8. SYSTEM: ELECTRICAL (Continued)

Polarity & Ground of all: (continued)



Acceptable 240 VAC A/C Connection: Secure Conduit

Other Washer & Dryer Electrical: 110-120 VAC - See: Polarity and Grounding above.

Note: The following item(s) were observed as a courtesy and to meet the inspector's expectations or at your realtors request but is/are not required to be inspected by the standards of practice.

Update Smoke Detectors: Does not meet today's recommended standards - Consider updating the smoke detector system to meet today's recommended standards (hardwired/bluetooth connections with battery backup and carbon monoxide detection in every bedroom and hallways leading to bedrooms). This information is provided so that the buyer understand that the standards have changed for safety concerns. A qualified licensed contractor is recommended to inspect this system, evaluate all findings and estimate repairs.

9. SYSTEM: HEATING

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.
D. 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.

Other Notes: We recommend having the ductwork professionally cleaned anytime a home is purchased - Dirty ducts can be a contributing factor to allergy and other breathing problems. Air Flow - All registers and room doors should be kept open even when the rooms are not in use - this will save you energy, not cost you energy.
Note: An air balance or adequacy of the air flow is not part of this inspection, but will be reported when found. In the winter months even larger air flow problems, such as collapsed ducts may not be detectable because the home is only heated to 75 degrees and most days the units do not run long enough to be able to determine these problems. When buying an older home or when buying homes that have room additions, room enclosures, or has been remodeled, the problems of air distribution/flow often increase.

Roof Heating System

Acceptable Heat System Type Heat Pump
Acceptable Heating Equipment: Goodman
Acceptable Coil/Air Handler Date: 2019
Approx. Age or MFD: 2019 Approx. Seer Rating: N/A
Area Served: Entire Home Approx. Capacity: Same as A/C Unit
Acceptable Energy Source: Electric
Acceptable Heating System Operation: Heating
Acceptable Normal Operating Controls: Thermostat
Acceptable Automatic Safety Controls: Breakers

9. SYSTEM: HEATING (Continued)

Acceptable Distribution Systems: Metal and Insulated Flex ducts - Note: This includes fans, pumps, ducts and piping, with supports,dampers, insulation, air filters, registers, radiators, fan coil units, convectors if applicable.

+Were the readily open-able access panels provided by the manufacturer for routine homeowner maintenance opened? No None Provided.

Defective Air Filters: 12x36x1 - Filters are very dirty/clogged and need to be replaced. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Acceptable Is there an installed Heating and Cooling Source in Each Room? Yes

Other Suspected Asbestos: Yes - Recommend inspection by a qualified asbestos contractor. Appears in satisfactory condition at the time of inspection.

10. SYSTEM: CENTRAL AIR CONDITIONING

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.

Noted: Seasonal regular maintenance, by a qualified license HVAC contractor, for the heating /air conditioning systems is always recommended.
System filters, if required, should be changed on a monthly basis when in use.

10. SYSTEM: CENTRAL AIR CONDITIONING (Continued)

Roof AC System

Acceptable Cooling & Air Handling Equipment: Goodman
Approx. Age or MFD: 2019 Approx. Seer Rating: 14
Area Served: Entire Home Approx. Capacity: 3.5 Ton
Not Inspected A/C System Operation: Too Cold to Test - Due to the low ambient temperature outside at the time of the inspection, below 68 degrees, the A/C was not tested. Verification of proper function(temperature splits) can vary and are not reliable at low temperatures. Running the A/C at temperatures below 68 degrees can cause damage to the unit and is not recommended by the manufacturers. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.
Acceptable Cooling Equipment Type: Heat Pump
Acceptable Energy Sources: Electric
Acceptable Fans & Pumps: Operating within acceptable noise levels
Acceptable Registers: Metal Adjustable Registers
Note: The following item(s) were observed as a courtesy and to meet the inspector's expectations or at your realtors request but is/are not required to be inspected by the standards of practice.
Was the uniformity or adequacy of cool air supply to the various bedrooms normal? Yes Although adequacy cannot be determined the system is checked for uniformity. The system is considered uniform when the temperature measured at the registers is not more than 10 degrees apart.
Acceptable Condensate Removal: PVC
Acceptable Exposed Ductwork: Metal Case for Ductwork - A yearly visual inspection of the vent pipes & roof and at the A/C duct & roof is recommended to prevent moisture penetration.
Acceptable Electrical Disconnect: Pull Fuse Disconnect

11. SYSTEM: INTERIORS

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.

Other Notes: Purely cosmetic, minor deformities, and or latent damage is beyond the scope of this inspection, but may be listed

11. SYSTEM: INTERIORS (Continued)

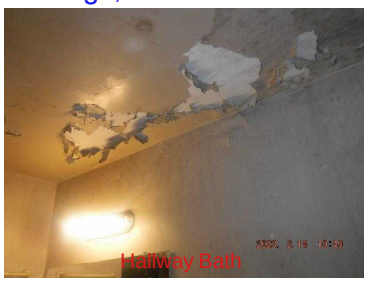
as a courtesy. Some examples of this may include, but is not limited to: small holes/damage on the walls, dirty and/or worn flooring, minor dings/dents in cabinetry, appliances, doors, and etc. If the home is occupied at the time of the inspection: furniture, items under the sinks or clothes in closets are not moved and concealed defects cannot be observed. This inspection is limited to readily accessible areas.

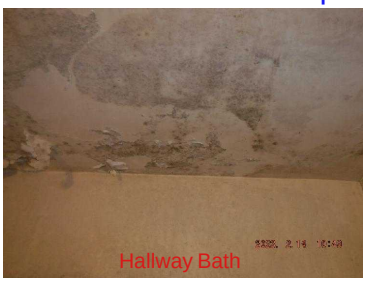
Inaccessible Areas: No No items.

All living areas and garage Living Space

Other, Defective Interior Walls: Paint-Texture, Wood, Block - (a) Hallway Bath: Heavy moisture damage noted. Although identifying mold and mildew is not part of this inspection, it is highly recommend a licensed biological/mold inspector evaluate the current situation in and around this location. (b) Other Areas: The home shows minor cosmetic abnormalities in many areas, typical to the age of the home. Mismatched paint and unfinished repairs are present. These concerns are considered cosmetic defects. The home is in extremely dirty and in unkempt condition. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Defective Interior Ceilings: Texture-Paint - (a) Hallway Bath: Heavy moisture damage noted. Although identifying mold and mildew is not part of this inspection, it is highly recommend a licensed biological/mold inspector evaluate the current situation in and around this location. (b), Rest of the Home: Repairs evident in several locations. Common cracking and damage noted, typical to the age of the home. A qualified licensed contractor is recommended to inspect, evaluate all findings, make recommendations and estimate repairs.





Other, Defective Interior Floors: Carpet, Tile Floors - Heavy wear throughout the home. Common grout line damage. Missing or deteriorating grout. Recommend re-grouting and sealing the lines. Broken tiles found. A qualified licensed contractor is recommended to inspect this system, evaluate all findings and make any necessary repairs.

11. SYSTEM: INTERIORS (Continued)

Interior Floors: (continued)

Other Counters: Laminate - Typical minor flaws and cosmetic abnormalities noted, consistent with the age of the home.

Other, Defective Cabinets (RN): Wood & Composite Wood materials - (a) Kitchen: Missing drawer face. (b) Other Areas: Heavy wear to the cabinets. Several of the cabinets need adjustment to the hinges to open/close properly. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Acceptable Closet Shelving and Rods Standard Shelving and Rods

Other Doors (operation RN): Hollow Core Doors, By-Pass Doors - Typical wear and damage consistent with the age of the home. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Other, Defective Windows (operation RN): Casement Windows, Vinyl frame double pane windows - (a) Broken window found. (b) Other Areas: Windows show wear typical to the age of the home(loose locks, minor plastic trim damage, etc.). Dirty tracks are making the windows hard to open at several locations. Recommend cleaning. Note: Not all the windows could be opened due to plastic blinds. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Not Inspected Sumps: None Found

Were there signs of water penetration into the building or signs of abnormal or harmful condensation on building components? No None Found.

11. SYSTEM: INTERIORS (Continued)

Main living area Kitchen

Acceptable Cooking Appliances: Maytag
Acceptable Cooking Gas Line: Flex Connection
Acceptable Ventilator: Window - Gas ranges are required to have a venting option in the kitchen to provide for CO exhaust, the window provides this requirement, per most jurisdictions, but it is not reasonable to expect the home owner to open the window every time the range is in use. Recommend updating to direct venting at the microwave allowing venting to the exterior of the home. A qualified licensed contractor is recommended to inspect this system, evaluate all findings and estimate repairs.
Not Inspected Microwave: None Provided
Acceptable Disposal: Manufacturer not determined
Not Inspected Dishwasher: None Provided
Not Inspected Refrigerator: None Provided
Other Sink: Molded dual bowl sink - The sink shows typical wear patterns.

All Bathrooms Bathroom

Other, Defective Sink/Basin: Molded single bowls - (a) Master Bath: Sink rusted and rotted. (b), Hallway Bath: The sink shows typical wear patterns. Consistent with the age of the home. A qualified licensed contractor is recommended to inspect this system, evaluate the above listed findings, and estimate repairs.

Other Tub/Surround: Fiberglass tub w/ Tile surround - Wear and minor damage noted. Very dirty condition. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.
Other Shower/Surround: Fiberglass pan and fiberglass surround - Wear and minor damage noted. Very dirty condition. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.
Acceptable Ventilation: Windows

Exterior Closet Laundry Room/Area

Not Inspected Washer: None Provided
Acceptable Washer Drain: Wall mounted drain
Not Inspected Dryer: None Provided
Acceptable Dryer Vent: Vents to the exterior - Recommend cleaning/vacuuming the dryer vent pipe on a yearly basis - clogged dryer pipes can cause the dryer to overheat.
Not Inspected Dryer Gas Line: Not Visible

12. SYSTEM: INSULATION & VENTILATION

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

Note: Q) What can I do to improve my energy bills if I have an older home (more than 15 years old)? a) Add insulation to the attic and keep the attic well ventilated (dollar for dollar the best gain). The standard for this zone is R30; the recommended "Green" "R" value is R50 but many experts believe that the most cost effective "R" Value is R38.
b) The Seer rating of your A/C unit is the what usually makes the second most impact on your energy cost - the higher the Seer rating the more energy efficient the unit will operate.
http://www.energysavers.gov/financial/70010.html. http://www.eere.energy.gov/topics/homes.html, If your home has up-ducts for a swamp cooling system they are considered hot spots or areas where heat will penetrate when running your A/C.

#2 Bedroom Closet, Gable Vents Attic

Other, Defective Access Cover Drywall, Gabel Vents - (a) Missing gable vents. (b) #2 Closet access is covered over by insulation(not opened). A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.


Method of Inspection: Entered
Acceptable Are all conditioned surfaces insulated?: Yes All visible areas are insulated.
Acceptable Insulation: Cellulose Insulation
Not Inspected Vapor Retarders in Unfinished Spaces: Not Required, None Found
Acceptable Ventilation of Attic: Gable and Soffit Vents
Not Inspected Ventilation of Foundation:* None Provided N/A
Acceptable Venting Pipes (kitchen, bathroom, & laundry venting systems): Extend to the exterior of the home
Other Evidence of leaking:* Clear visible evidence of moisture penetration - See: Systems: Structural Components/Water Penetration or Condensation.
Acceptable
Acceptable Insulation Depth: 9" - 10" - This home appears to meet current recommended standards for insulation depth in attic areas(10+ inches / R-38). Environmental standards suggest a rating of 14+ inches / R-50. Insulation is one of the most cost effective ways to cut energy

12. SYSTEM: INSULATION & VENTILATION (Continued)

Insulation Depth: (continued)

consumption and lower utility bills. Updating is always a reasonable choice. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

Acceptable Estimated "R" value. R38 - This home appears to meet current recommended standards for insulation depth in attic areas(10+ inches / R-38). Environmental standards suggest a rating of 14+ inches / R-50. Insulation is one of the most cost effective ways to cut energy consumption and lower utility bills. Updating is always a reasonable choice. A qualified licensed contractor is recommended to inspect this system, evaluate all findings, make recommendations and estimate repairs.

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.

CrossConnection: 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 house hold 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.

Glossary (Continued)

Immediate Major Repair: A major defect, which if not quickly addressed, will be likely to do any of the following:
1. worsen appreciably
2. cause further damage
3. 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 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, wood stoves (room heaters), central furnaces, and combinations of these devices.

Glossary (Continued)

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.

Under-floor 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 changes in adopted residential construction standards

Please read all sections of this report to gain a full understanding of all items contained within.

Final Comments

Please read all sections of this report to gain a full understanding of all items contained within.

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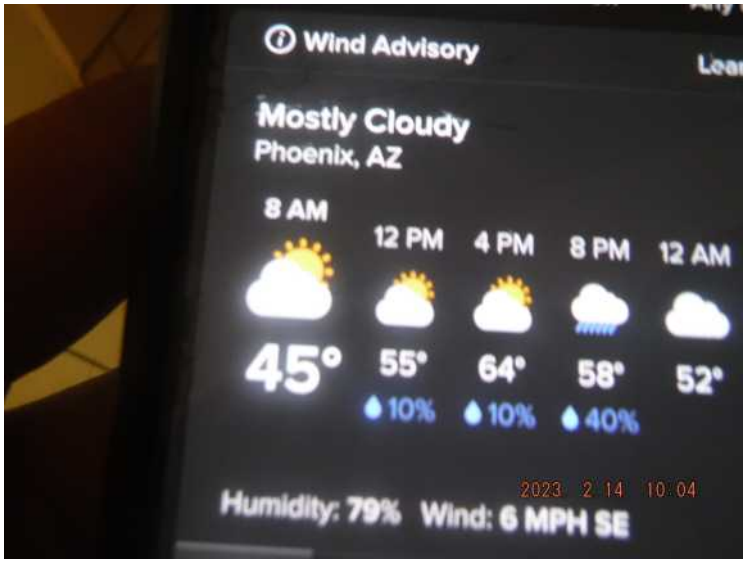

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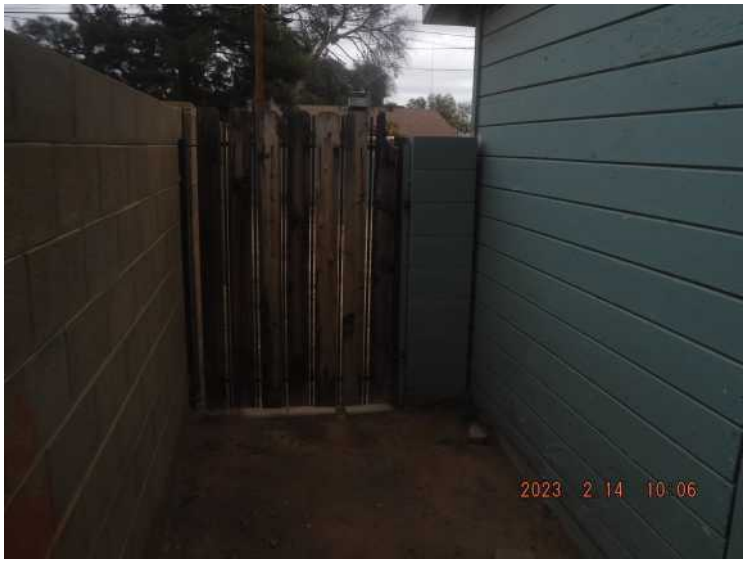

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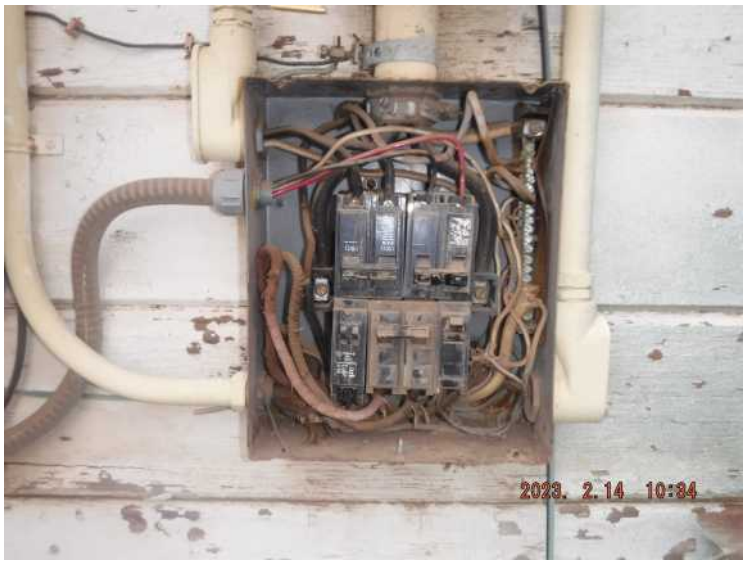

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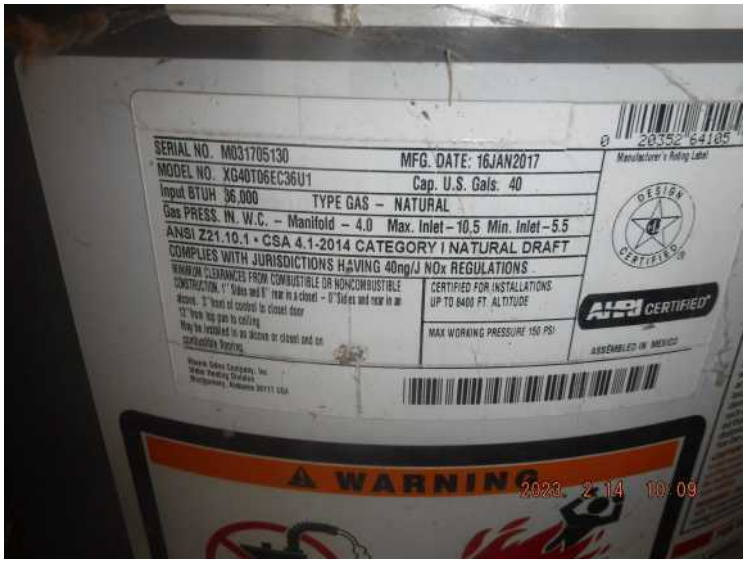

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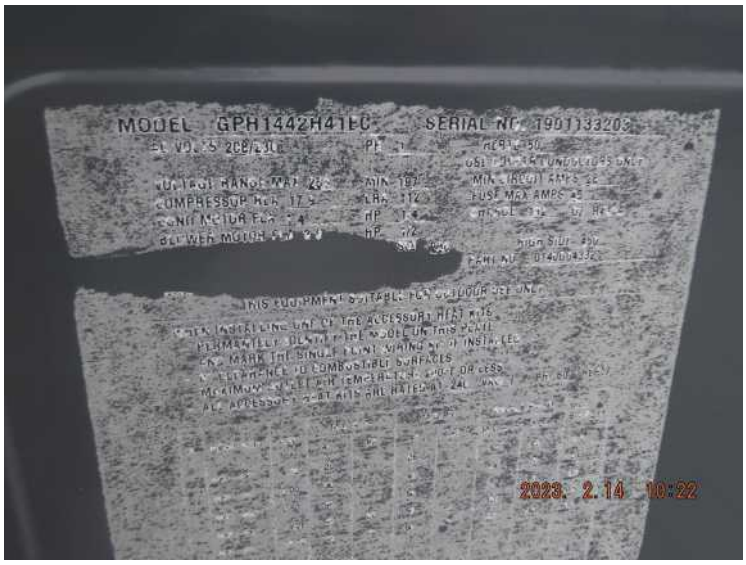

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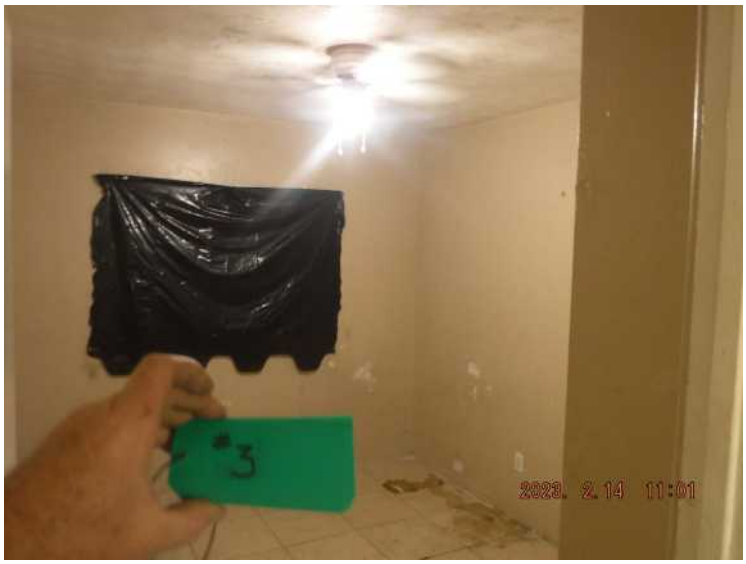

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