



## **Thanks for having InSight!**

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# **CONFIDENTIAL INSPECTION REPORT**

PREPARED FOR:

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## **INSPECTION ADDRESS**

16755 W. Desert Bloom St., Goodyear, AZ 85338

## **INSPECTION DATE**

6/13/2013 2:00 pm to 4:30 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:** 16755 W. Desert Bloom St., Goodyear, AZ 85338  
**Inspection Date:** 6/13/2013 Time: 2:00 pm to 4:30 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 100-110 Degrees

**Inspected by:** Kris Houser

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

**Structure Style:** Ranch

**Structure Orientation:** South

**Estimated Year Built:** 2006  
**Unofficial Sq.Ft.:** 1274

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

### PLEASE NOTE:

**This report is the exclusive property of InSight Real Estate Inspection Services LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

**The observations and opinions expressed within this report are those of InSight and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of ASHI 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: Kathy & Craig Wheeler

## SCOPE OF WORK

You have contracted with InSight Real Estate Inspection Services LLC to perform a generalist inspection in accordance with the standards of practice established by ASHI, 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.

## 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*

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

### Structural Elements

#### Identification of Wall Structure

##### *Informational Conditions*

The interior walls are conventionally framed with wooden studs.

#### Identification of Floor Structure

##### *Informational Conditions*

The floor structure consists of a post-tension concrete slab. Do not cut, bore or drill the foundation at anytime. This will ruin the structural integrity as well as be dangerous.



#### Identification of Ceiling Structure

##### *Informational Conditions*

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

#### Identification of Roof Structure

##### *Informational Conditions*

The roof structure consists of a prefabricated truss system.

## Slab Foundation

### General Comments

#### *Informational Conditions*

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

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

### Method of Evaluation

#### *Informational Conditions*

We evaluated the slab foundation on the exterior, by examining the 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.

## 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.

## Site & Other Observations

### Renovations & Additions

#### *Informational Conditions*

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

Fresh paint and new flooring has been done recently which would cover any issues previously seen.

### Notice to Absent Clients

#### *Informational Conditions*

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said. It is recommended that all fixtures, appliances and windows be checked at the time of walk-thru, since things can go wrong between the time of inspection and time of closing, and more people could be entering and exiting the house.

## Grading & Drainage

### General Comments

#### *Informational Conditions*

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

### Moisture & Related Issues

#### *Informational Conditions*

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

### Interior-Exterior Elevations

#### *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.

## **Drainage Swales**

### *Informational Conditions*

The drainage swales are clear and clean, and should be kept clean for the general maintenance of the property.

## **House Wall Finish**

### **House Wall Finish Type**

#### *Informational Conditions*

The house walls are finished with stucco.

### **House Wall Finish Observations**

#### *Informational Conditions*

The house wall finish is in acceptable condition.

## **Exterior Components**

### **General Comments**

#### *Informational Conditions*

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

### **Driveways**

#### *Informational Conditions*

The driveway is in acceptable condition.

### **Walkways**

#### *Informational Conditions*

The walkways are in acceptable condition.

### **Yard Walls**

#### *Informational Conditions*

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

### **Fences & Gates**

#### *Informational Conditions*

The fences and gates are serviceable, and would not need service at this time. Concrete block. Fence is single Steel Iron gate.

### **Fascia & Trim**

#### *Informational Conditions*

The fascia board and trim are in acceptable condition. Please monitor periodically since painting is needed on our wood treatments every 5-10 years.

### **Sliding Glass Doors**

#### *Informational Conditions*

The sliding glass door is tempered and in acceptable condition. The track will need to be cleaned and monitored to ensure the door is opening and rolling smoothly.

### **Exterior Wooden Doors**

#### *Functional Components and Conditions*

The exterior doors are in acceptable condition. 3/0 x 6/8 x 1 3/4 Steel Paneled door.

### **Patio Covers or Gazebos**

#### *Functional Components and Conditions*

The patio cover or arbor is in acceptable condition. We observed a minimum of 2 post columns which are acceptable.

### **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*

We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

### **Outlets**

#### *Informational Conditions*

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

### **Lights**

#### *Informational Conditions*

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

#### *Components and Conditions Needing Service*

Noted the front porch lights are not operating, Bad Bulbs???



## **Roof**

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be

deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Concrete Tile Roof

### General Comments

#### *Informational Conditions*

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. Please make note that if any repairs be done it is our recommendation that a Licensed Roofing Contractor inspects the overall roof, services and repairs all areas as needed.

### 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.

### Roofing Material

#### *Components and Conditions Needing Service*

There are a number of cracked or broken tiles that have exposed the waterproof membrane, which should be serviced or the roof could leak. Noted 2 cracked roof tiles that have all been marked with a Chalked X. Please have all tiles repaired and or serviced as needed.



### Flashings

#### *Informational Conditions*

The roof flashing's are in acceptable condition. Metal roof jacks and valley flashing.

### Gutters & Drainage

#### *Informational Conditions*

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

## 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

##### *Functional Components and Conditions*

The main water shut-off valve is located at the front left side of the residence. 1 inch copper main service line. 60 PSI was found to be satisfactory. Functional Flow and Adequate drainage noted. All fixture were tested and ran for 15-20 minutes each. It is our recommendation that all water be ran before taken ownership, shut off valves upgraded & or checked/turned and toilet guts upgraded since these fixtures leak when a house has been vacant for some time. Water temperature at the house was tested and found to be operating at all fixtures facets and tubs. Please check the mixing valves at all showers and tubs at walk-thru since these valves if set idle for some time can close or fail. We are not responsible for this since it was tested and found to be operational today at the time of inspection.

##### *Informational Conditions*

Observed the main service line was draining in according to the standard. If the client is concerned then a video scan can be done on the main service line by a Licensed Plumber as needed. We observed the meter is located at the street in a valve box with a cover plate. We do not turn on and or off this meter. That being said we are not responsible for a leak from the meter to the house main shut off valve, or are we responsible for a beneath the slab leak of either cold and or hot water supply lines. The foundation and or soil covered such areas therefore permitting visibility of such issues. If the clients are concerned then a Licensed Plumber Contractor can inspect and or perform such inspections if you so desire.



### **Pressure Regulators**

#### *Informational Conditions*

The pressure at the street is under 80psi and a regulator is not required on the plumbing system.

### **Recirculating Systems**

#### *Informational Conditions*

The residence has a circulating system, or hot water loop, that we did not evaluate. However, the components of circulating systems have a shorter design-life than many other components, because their pumps often run continuously and because the abrasive action of moving water causes leaks, and particularly at fittings where the flow changes directions.

### **Polyethylene Water Pipes**

#### *Informational Conditions*

The residence is served by Polyethylene potable water pipes that are in satisfactory condition. We did not see any visible water stains on any walls, ceilings within the residence. That being said we are not responsible for leaks within the walls since visibility is not possible, without of course removing drywall which is beyond the scope of our inspection. If you would like more clarification you could have a thermal imaging specialist inspect the house as you see fit. Aqua Pex.

### **Clean Outs**

#### *Informational Conditions*

The cleanouts are present and found to be in the front yard. Also one in the office closet and one in another location. We recommend you have the lines video scanned to ensure nothing is causing a back up and sewer issue. Our inspection only ran the plumbing for 1-2 hours during the inspection period. Plumbing Items usually occur when living in the house for some time. FYI.



## **General Gas Components**

### **Gas Main Shut-Off Location**

#### *Informational Conditions*

The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

### **Gas Supply Pipes**

#### *Informational Conditions*

The visible portions of the gas pipes appear to be in acceptable condition.

## **Gas Water Heaters**

### **General Comments**

#### *Informational Conditions*

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush

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them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### Age Capacity & Location

#### Informational Conditions

Hot water is provided by a 7 year old, 50 gallon water heater that is located in the garage. Bradford White.



### Common Observations

#### Informational Conditions

The water heater is functional but beyond its warranty period.

### Water Shut-Off Valve & Connectors

#### Informational Conditions

The shut-off valve and water connectors are functional.

### Gas Shut-Off Valve & Connector

#### Informational Conditions

The gas control valve and its connector at the water heater are functional.

### Vent Pipe & Cap

#### Informational Conditions

The vent pipe is 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.

### Combustion Air Vents

#### Functional Components and Conditions

The water heater does have appropriate combustion-air vents.

## Irrigation or Sprinklers

### General Comments

#### Informational Conditions

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

demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

### **Automatic Sprinklers**

#### *Informational Conditions*

We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

### **Hose Bibs**

#### *Functional Components and Conditions*

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

## **Fire Suppression Systems**

### **Fire Sprinklers**

#### *Informational Conditions*

##### WHAT YOU NEED TO KNOW

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

##### TEST SMOKE ALARMS EACH MONTH

Install smoke alarms on every level of your house and including basements. Also install smoke alarms outside every sleeping areas.

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

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

Keep smoke alarms clean, vacuum over and around them regularly.

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

## **Waste & Drainage Systems**

### **General Comments**

#### *Informational Conditions*

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

### **Type of Material**

#### *Informational Conditions*

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

### **Drain Waste & Vent Pipes**

#### *Informational Conditions*

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

# 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. All Electrical issues should be corrected inspected and repaired by licensed Electrician. If the client is concerned about electrical circuits and how many runs are on each a Electrician can be contacted for this type of concerns.

We do not inspect not comment on the electrical diagrams of the breakers. We test to ensure all electrical circuits are operational, inspect the breaker panel for burning and other incorrect wiring. If diagramming is needed we insist you contact a Licensed Electrician for evaluations and reviewing.

### 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 Electrical main disconnect shut-off is located at the front right side of the residence. Square D, 200 amp main single panel disconnect service. 220 Volt panel box with a 200 amp max rating. Metal Bus bars as main service lines, Aluminum branch wiring to 220 circuits only.

The main panel is located in the house side yard - *Continued*



### **Main Panel Observations**

#### *Informational Conditions*

The panel and its components have no visible deficiencies.

### **Panel Cover Observations**

#### *Informational Conditions*

The exterior panel cover is in acceptable condition.

The interior panel cover is in acceptable condition.

### **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.

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

## **Heat-A/C**

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the 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 Split Systems**

### **Age & Location**

#### *Informational Conditions*

Central heat and air-conditioning are provided by a single split-system, consisting of a 7 year-old furnace with an evaporator coil that is located in the attic, and a 7 year-old condensing coil that is located on the right side wall. Unknown tonage and or year since the Lennox manufacture plate is worn and or off.



### **Common Observations**

#### *Informational Conditions*

The split-system is in the mid-range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months. However, it would also be wise to keep a home protection policy current.

### **Furnace**

#### *Informational Conditions*

The furnace is functional.

The heat exchanger is located in an area which is not visible from the exterior. The cover was not removed due to this is beyond the scope of our inspection. If the client is concerned then a licensed HVAC inspector service and inspect as needed.

### **Vent Pipe**

#### *Informational Conditions*

The vent pipe has no visible deficiencies.

### **Circulating Fan**

#### *Informational Conditions*

The circulating fan is clean and functional.

### **Gas Valve & Connector**

#### *Informational Conditions*

The gas valve and connector are in acceptable condition.

### **Combustion-Air Vents**

#### *Informational Conditions*

The combustion-air vents appear to be adequate to support complete combustion.

### **Return-Air Compartment**

#### *Informational Conditions*

The return-air compartment is in acceptable condition.

### **Evaporator Coil**

#### *Informational Conditions*

The evaporator coil is functional.

### **Condensate Drainpipe**

#### *Informational Conditions*

The condensate drainpipe discharges correctly outside the residence. Both left side wall. Nothing leaking at any lines currently since it was 95 degrees within the house and the HVAC unit has been off. We are also unable to foresee any issues arising in future since removal of the drywall and stucco is permitted and or limited our visibility. Periodic cleaning of both condensate drain lines is recommended.

Please make note since the HVAC system has not been brought down to the adequate temperature these lines are not currently producing condensation. Give it 12-24 hours and we shall see enough condensation to leak from the drain lines. That being said our inspection lasts 2 hours, we are unable to fully view, comment and or determine if there is an issue. Please check this item when the temperature has been lowered to this 80'.

### **Drip Pan**

#### *Informational Conditions*

The drip pan is functional.

### **Condensing Coil**

#### *Informational Conditions*

The condensing coil responded to the thermostat and is functional.

### **Condensing Coil 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**

#### *Functional Components and Conditions*

The heat was tested and found to be within the standards 38 or more degrees from supply to return. 117, 77. All rooms were checked and found to have both AC and Heat distribution.

#### *Informational Conditions*

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more. 57, 83. All rooms were checked and found to have adequate AC distribution.

We turned on the air conditioning when we arrived at the house and ran it until the end roughly 2 hours later. Therefore we tested the HVAC system for the whole 2 hours when we were at the house/residence.



### **Thermostats**

#### *Informational Conditions*

The thermostat is functional. Digital and Programmable.

### **Registers**

#### *Informational Conditions*

The registers are reasonably clean and functional.

### **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.

### **Thermostatically Controlled Dampers**

#### *Informational Conditions*

If the ducts include thermostatically controlled dampers, which are concealed within the ducts and, therefore, cannot be evaluated as part of our service.

## Living

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.

## Indoor Environmental Issues

### Environmental Observations

#### *Informational Conditions*

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

### Observations

#### *Informational Conditions*

We observed the residence has been recently repainted all walls, ceilings and baseboards. This permitted viewing previous damaged and or issues.

## Main Entry

### Lights

#### *Components and Conditions Needing Service*

A ceiling light does not respond, and should be serviced.

A ceiling light does not respond and should be serviced - *Continued*



## Living Room

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The windows are functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Functional Components and Conditions*

The outlets that were tested are functional.

## Dining Room

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The windows are functional.

### Lights

#### *Components and Conditions Needing Service*

A ceiling light does not respond, and should be serviced.



## **Outlets**

### *Functional Components and Conditions*

The outlets that were tested are functional.

## **Family Room**

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The windows are functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

## **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.

## **Bedrooms**

### **Bedroom Inspection**

#### *Functional Components and Conditions*

We have evaluated the bedrooms in compliance with industry standards, and found them to be in acceptable condition with the exception of any listed findings. This includes inspection of the following: Doors, floors, walls, ceilings, windows, closets, lights, outlets.

## **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.

## Bathrooms

### Bathroom Inspection

#### *Functional Components and Conditions*

We have evaluated the bathrooms in compliance with industry standards, and found them to be in acceptable condition with the exception of any listed findings. This includes inspection of doors, floors, walls, ceilings, windows, cabinets, counter top, sink faucet, valves, connectors, trap and drain, tub, shower, toilets, tub, exhaust fans, lights, and outlets. The hot side was tested and found to be operational. All fixtures were tested for 15-20 minutes and no leaks were found at the time of inspection. Function Flow and adequate drainage at all fixtures. The bathroom outlets were all functional and have ground fault protection.

## Hallway Bathroom

### Walls & Ceiling

#### *Components and Conditions Needing Service*

The wall is moisture damaged adjacent to the tub shower, which should be evaluated and repaired -Plumber



### Tub-Shower

#### *Components and Conditions Needing Service*

The shower diverter valve in the tub/shower is defective, and should be serviced.-Plumber



## 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 has no significant defects. Porcelain tile flooring.

### Walls & Ceiling

#### *Functional Components and Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The windows are functional.

### Sink & Countertop

#### *Informational Conditions*

The sink and countertop are functional. Formica countertop with double stainless steel sink.

### 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 garbage disposal is functional. It is older and has rust inside which indicates that it is breaking down and will need to be monitored and or replaced soon.

### Electric Range

#### *Components and Conditions Needing Service*

The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.



We observed the oven light is not operating.



### **Electric Cooktop**

#### *Functional Components and Conditions*

The electrical cook top is functional.

### **Dishwasher**

#### *Components and Conditions Needing Service*

The dishwasher is functional, but its trays are rust-contaminated, and should be replaced.



### **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.

### **Refrigerator**

#### *Informational Conditions*

We do not inspect or comment on the refrigerator which is beyond the scope of our inspection. This component might or might not convey.

## **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 and ceiling are in acceptable condition.

#### **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.

### **Smoke Detector**

#### *Informational Conditions*

The smoke detector is functional, but should be checked periodically.

## **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 has no significant defects.

#### **Walls & Ceiling**

##### *Informational Conditions*

The walls and ceiling are in acceptable condition.

#### **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.

#### **Dryer Vent**

##### *Informational Conditions*

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture. The best thing to do is have this line cleaned and or checked to ensure no blockage is present.

#### **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.

## **Double-Car Garage**

### **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 are sheathed and in acceptable condition.

### **Ventilation Ports**

#### *Functional Components and Conditions*

The ventilation ports are functional.

### **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*

We observed the house entrance door has a missing hinge which will need to be added.



### **Garage Door & Hardware**

#### *Functional Components and Conditions*

The garage door and its hardware are functional. 4 Panel Aluminum door.

### **Automatic Opener**

#### *Informational Conditions*

The garage door opener is functional. The opener does have an auto reverse present and operating. The garage door is original with motor which means its closing end on its serviceable life. That being said it might need to be replaced and or upgraded at some point in the near future.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional, and do not need service at this time.

### **Outlets**

#### *Functional Components and Conditions*

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

## 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

##### *Functional Components and Conditions*

The attic can be accessed through a hatch in the Laundry Room ceiling.

#### Method of Evaluation

##### *Informational Conditions*

We evaluated the attic by direct access.

#### Framing

##### *Informational Conditions*

The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed. OSB roof decking.

#### Ventilation

##### *Informational Conditions*

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

#### Electrical

##### *Informational Conditions*

The electrical components that are fully visible appear to be in acceptable condition.

#### 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

##### *Informational Conditions*

The visible portions of the exhaust ducts are functional.

#### Water Pipes

##### *Informational Conditions*

The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

#### Blown-In Cellulose Insulation

##### *Informational Conditions*

The attic is insulated, with approximately seven-nine-inches of blown-in cellulose, which meets or is close to current standards. 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. It has an R value of R30. Some areas can be raked better, this is an overall average. Keep in mind over time the insulation settles.

#### Dryer Vent

##### *Functional Components and Conditions*

The dryer vent was present and found to be connected to the exterior and no lint was present within the attic.

Inspection Address: 16755 W. Desert Bloom St., Goodyear, AZ 85338  
Inspection Date/Time: 6/13/2013 2:00 pm to 4:30 pm

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## AFFILIATIONS AND CERTIFICATIONS

AZ Certified Home Inspector # 42365

Kris Houser, Licensed Inspector.

Certified Member of NACHI

# Illustrations

## REPORT CONCLUSION

16755 W. Desert Bloom St., Goodyear, AZ 85338

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.

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**Inspection Address:** 16755 W. Desert Bloom St., Goodyear, AZ 85338  
**Inspection Date/Time:** 6/13/2013 2:00 pm to 4:30 pm

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