

Inspection Report Compiled For:

John Doe

6592 Sycamore St

Anytown, USA.

Tuesday February 21, 2012

Report 8654



Report Contents

SUMMARY	3
INSPECTION CONDITIONS	10
EXTERIOR-FOUNDATION	14
ROOF - ATTIC	19
PLUMBING SYSTEM	24
HEATING - AIR CONDITIONING	28
ELECTRICAL SYSTEM	33
INTERIOR	39
KITCHEN	44
LAUNDRY	46
BATHROOMS	47
GARAGE - CARPORT	50
GROUNDS	51

SUMMARY

The following summary is a list of items that in my opinion represent the most serious issues in terms of safety or cost.

All CONCERNS / RECOMMENDATIONS noted in the report are not listed in this summary.

You may feel that other items are higher priority or equal in concern than these listed.

Within each section, the items are listed in the order they occur in the report, not the order of concern.

This is not intended as nor should be used as a substitute for the complete report.

These items involve health or safety and should be corrected now:

PLUMBING SYSTEM

WATER HEATER:

VENT CONDITION:

The vent does not have a proper wye fitting where it connects to the furnace vent. The vent is loose at the fitting, a carbon monoxide hazard. I recommend having a plumber or heating contractor install the proper fitting and secure the vent pipe.

Consider the following items next:

EXTERIOR-FOUNDATION

FASCIA:

Fascia is in good condition, paint is in good condition with the exception of the upper south fascia (accessed from the roof). This fascia is heavily weathered and dryrotted in some areas. I recommend replacing this portion of the fascia.

CHIMNEY:

Installation of a spark arrester is recommended to reduce fire danger.

ROOF - ATTIC

EXPOSED FLASHINGS:

The headwall flashings at the clerestory along the south wall and at the deck cover along the west wall are loose and not well sealed. The stucco above these flashings appears to be in need of repairs. I recommend further evaluation and repair by a stucco contractor and a roofer.

SKYLIGHTS / ROOF PENETRATIONS:

The master bathroom skylight curb is constructed of wood and is weathered and warped. I recommend having a contractor replace the curb and install proper metal flashing.

The kitchen skylight flashing is loose and not well sealed. Have a roofer repair the skylight flashing.

CHIMNEY FLASHING:

Some staining can be seen below the chimney penetration in the living room and the woodstove vent in the family room. Have a roofer reseal all chimney flashings as part of regular roof maintenance.

PLUMBING SYSTEM

WATER HEATER:

Water heater is located at an interior area and is not provided with an emergency overflow pan. A pan with a drain line will prevent damage to carpeting and furnishings if the water heater leaks. If possible or practical, have a plumber install a drip pan that drains to the exterior. If it is not possible to drain the pan to the exterior, a pan may still help in that leakage may be discovered before damage is done.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION AND CONDITION:

CAPACITY OF UNIT: 80000 BTU.

No determination is made as to whether the unit is sized adequately for the square footage of the home. Consider having the unit evaluated for proper sizing by a licensed heating contractor. After 3 hours of operation the interior temperature was only up to 65 degrees, a larger furnace may need to be installed.

AIR CONDITIONING:

The unit does not appear to be properly secured to the roof or properly shimmed. I recommend evaluation and repair by a heating contractor.

DUCTWORK:

There is an area at the exposed duct on the roof that needs to be properly sealed. Repair by a heating contractor is recommended.

ELECTRICAL SYSTEM

SERVICE:

Tree limbs need to be trimmed away from the service lines for safety.

CONDUCTORS:

BRANCH WIRING:

Junction boxes in the upper kitchen cabinet left of the stove and 2 in the garage attic are missing the covers. Have a handyman or electrician install covers on the open junction boxes for safety.

SWITCHES & OUTLETS:

Most of kitchen receptacles and 1 receptacle right of the fireplace tested as reversed polarity. Have an electrician repair outlets which tested as reversed polarity (hot and neutral wires are reversed) to reduce shock hazard.

Outlets by the woodstove and by the fireplace are loose in the wall or hearth. Have an electrician repair any loose outlets.

G.F.C.I. PROTECTION

None of the outlets in the home are properly GFCI protected with the exception of 1 exterior receptacle. Have an electrician install GFCI protection in the bathrooms, kitchen counter receptacles, garage, exterior and jetted tub pump receptacles or circuits for safety.

INTERIOR

WINDOWS:

Most of the sliding windows are missing handles and were not operational. I recommend repairs by a window service. This is most important in the bedrooms for proper emergency egress.

The high up clerestory windows were not tested.

2 clerestory windows, 1 living room bay window (southeast corner) and 1 northeast corner bedroom window show the presence of condensation and streaking between the double panes. This is an indication that the seal is leaking. Although this does not measurably affect the insulating value on this type of window, it is a fairly significant aesthetic issue. The only fix is glass replacement. Other windows may be affected but not discovered due to weather or lighting conditions. If more than one or two broken seals are found, I generally suggest further evaluation by a glass company to determine if other windows are affected.

Most screens are missing.

Caulk is oozing from the window frames in a few areas. This can usually be cleaned off.

This report was prepared for the benefit and use of the client who contracted for my services according to the limitations agreed to in the pre inspection contract. Anyone distributing or using this report without the consent of the named client is acting unethically and is in violation of Arizona law. © Kelly Home Inspection, L.L.C. Unauthorized distribution is prohibited.

FIREPLACE/WOOD BURNING DEVICES:

FAMILY ROOM:

Woodstove hearth is too short, I recommend extending the hearth to 16 inches from the door opening for safety.

SMOKE / FIRE DETECTOR:

Current standards adopted in most areas require smoke detectors in every bedroom, living room and hallway. This is an important safety upgrade.

KITCHEN

GARBAGE DISPOSAL:

Disposal is not operational. Disposal seals may be rusted or frozen from non use. You may be able to free the seals by turning the motor shaft.

BATHROOMS

MASTER BATHROOM:

CONDITION OF TOILET:

Toilet does not fill or flush correctly, repair or replacement recommended.

GROUNDS

GRADING:

Site drainage does not appear to be properly addressed. The concrete driveway slopes toward the garage in front and on the south side. There does not appear to be any provision for draining water from inside the backyard block wall. Water may pond in the back yard. I recommend full evaluation by a landscaping contractor. The concrete driveway and carport may need to be removed and these areas re-graded. Drainage swales may need to be installed.

Consider addressing following items in the near future:

EXTERIOR-FOUNDATION

WALLS:

In some areas the exterior walls are obscured by vegetation and were not fully viewed. Most stucco contractors recommend removal of climbing vines and other vegetation contacting the stucco.

VISIBLE FLASHINGS:

No weep screed is installed. A weep screed is a horizontal metal trim which acts as a stucco stop at the foundation wall. In this area it was common to not install a weep screed and simply continue the stucco over the foundation wall and below grade. This may show up on your wood infestation report as "faulty grade". You may want to have a weep screed installed. Consult with a stucco contractor to determine if this is recommended.

TRIM:

Window and door trim on the south side of the home is in need of caulking and repainting. If any rotted wood is discovered during repairs it should be replaced.

Wood patio beam ends are weathered and split (typical). Consider flashing the tops of the exposed beam ends with sheet metal to slow further deterioration.

ROOF - ATTIC

SKYLIGHTS / ROOF PENETRATIONS:

DUCTS AND ATTIC VENTS:

There is exposed ductwork on the deck roof. Be sure to keep all duct joints and the penetration through the house wall well sealed.

VENT PIPES:

There is a row of exposed nail heads below each vent pipe roof jack. These are areas that may eventually leak. I recommend sealing or caulking all exposed nails.

GUTTERS & DOWNSPOUTS:

Consider installing gutters and downspouts to help with site drainage.

PLUMBING SYSTEM

HOSE FAUCETS:

The back deck faucet is capped which probably indicates the faucet leaks (caps are not removed for testing), budget for repair or replacement.

WATER HEATER:

SIZE: 40 Gallons.

The water heater may not be large enough to provide adequate hot water for the Jacuzzi tub. If the volume of hot water is not adequate, replace the water heater with a larger capacity heater.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION AND CONDITION:

VENT CONDITION:

Single wall vent pipe does not appear to have proper clearance to the wood closet door (6 inches required). I recommend having the single wall pipe replaced with double wall type B vent that only requires 1 inch of clearance.

NORMAL CONTROLS:

Thermostat plastic cover is missing.

AIR CONDITIONING:

The air conditioning could not be tested as the outside air temperature was below 55 degrees. Cold weather testing can severely damage the compressor and reed valves if the refrigerant is in a liquid state.

I recommend full evaluation when the weather warms.

ELECTRICAL SYSTEM

MAIN SERVICE PANEL:

Two circuits are connected to one breaker. This brand of breaker is intended for a single circuit. Because the breaker lugs are not designed for 2 conductors, loosening and arcing can occur. Have an electrician make modifications made so that each circuit has its own circuit breaker.

Some breakers are un-labeled. Have an electrician properly label all breakers for safety.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

The front door is a hollow core door and has a hole where a door viewer was removed. I recommend replacing this door.

OTHER ENTRY / EXIT DOORS:

Most doors need exterior refinishing.

The family room sliding screen is damaged, suggest repair or replacement.

INTERIOR DOORS:

One laundry room bifold door is off the track, suggest repair or replacement.

1 master bedroom mirrored sliding closet door (left door) needs the rollers repaired or replaced.

FLOORS:

Wood floors: Heavy wear noted. Refinishing is recommended. Wood is split or damaged at the top family room step and at the master bedroom threshold, suggest repair of damaged or split boards.

STAIRS & HANDRAILS:

The garage steps have varying riser height, a trip hazard. Installation of a handrail may make the steps safer.

Stairs to the loft area are steeper than allowed by current building standards, use caution here!

LIGHTS AND FIXTURES:

A few interior lights are not operational, try bulb replacement first with further repairs if needed.

CEILING FANS:

Upstairs ceiling fans were not operational, repair or replacement recommended.

KITCHEN

KITCHEN SINK:

There is leakage at the faucet handle(s), suggest replacing the faucet seals.

The filtered water faucet or the filter are not operational.

RANGE/COOK TOP AND OVEN:

No anti-tip bracket is installed. Consider installing an anti-tip bracket. This device screws to the wall and prevents the range from tipping if a child should step or crawl on the open oven door. They are inexpensive and easy to install.

COUNTERS AND CABINETS:

Glass is loose in the side panel of the cabinet left of the stove, I recommend securing the glass.

LAUNDRY

LAUNDRY:

The hot valve is capped and may leak or drip.

As a point of information, there is no 240 volt outlet.

Current building standards require that laundry areas be vented by a window or exhaust fan. While lack of venting is not uncommon on homes more than a few years old, addition of laundry area venting should be considered.

This report was prepared for the benefit and use of the client who contracted for my services according to the limitations agreed to in the pre inspection contract. Anyone distributing or using this report without the consent of the named client is acting unethically and is in violation of Arizona law. © Kelly Home Inspection, L.L.C. Unauthorized distribution is prohibited.

BATHROOMS

MASTER BATHROOM:

CONDITION OF SINK:

Leakage or dripping is noted at the faucet spout. Suggest repair or replacement.
There is heat damage inside the cabinet from hose faucet replacement.

TUB AREA AND FIXTURES:

Jacuzzi jets and lines have some algae buildup. This is common if the tub is not used regularly. Consult with a plumber or the manufacturer to determine the proper method for cleaning.

HALL BATHROOM:

CONDITION OF SINK:

Pop up drain plug is missing, consider replacement.
1 cabinet door hinge is broken, suggest repair.

CONDITION OF TOILET:

Toilet is loose at the floor, suggest repair by a plumber.

GARAGE - CARPORT

FIRE SEPARATION:

Garage doors adjoining a living area should be self closing and self latching. Consider the addition of self closing type hinges or a pneumatic closer as a safety measure.

GROUNDS

DRIVEWAY:

Large cracks noted. Concrete driveway cracks are common in this area and repairs are generally unsatisfactory. Consult with a concrete contractor to determine if repairs or resurfacing are possible or cost effective.

LANDSCAPING:

Planters abutting a foundation wall are generally not a good idea. The potential for moisture intrusion is present. Keep water use in the planter to a minimum.

PATIO:

Wood patio dividers are deteriorated in some areas (typical), remove or replace as needed. One solution is to remove the wood dividers and mortar or grout the gaps.

EXTERIOR STAIRS/STOOPS:

Front entry steps have varying riser height, a trip hazard. Installation of a handrail is recommended.

FENCES & GATES:

Large cracks are noted, probably from tree root growth. I recommend having the cracks repaired. If the cracking continues, trees may need to be removed.

A Note about repairs and re-inspections

The purpose of this inspection is to determine for you, the buyer, the general condition of the home. The report is not intended to be a repair list for the seller, however, at this point in the home buying process, you may be considering negotiating some repairs with the seller of the home. We are often asked to return to the property to inspect these repairs. This is a service we do provide, however, it is an expense which can often be avoided by insisting that the repairs are performed by licensed contractors and that receipts are provided to you by the seller.

This gives you a measure of confidence that the repairs are up to current standards, that there is some guarantee of quality and that you have some recourse in the event of poor workmanship.

All too often, I find homeowner or handyman repairs that are substandard, prolonging the closing and generally creating mistrust and bad feelings. Although the repairs may be a bit more expensive for the seller, insisting on licensed contractors (and receipts) protects the seller as well as the buyer.

INSPECTION CONDITIONS



This home is a contemporary style home in the Maple Lawn area of Anytown, USA. The home was built in approximately 1985. Nearly every home has items in need of repair or replacement. The purpose of this report is to catalog and report any discovered deficiencies for the buyer, not to judge the advisability of purchase.

Items noted in the report in need of ***service, repair or replacement*** should be addressed ***prior to close of escrow*** by a licensed contractor or technician in the appropriate field to fully determine the extent of the issue and costs involved in repair or replacement.

If any evidence of previous flooding or water inundation is observed, it is reported, however, determination of the flood area status of the property is not researched and is beyond the scope of this inspection.

CLIENT & SITE INFORMATION:

FILE #: 8654.

DATE OF INSPECTION: Tuesday February 21, 2012.

TIME OF INSPECTION: 8:00 AM.

INSPECTOR: Fritz Kelly, Arizona Certification # 38438.

CLIENT NAME: John Doe.

INSPECTION LOCATION: 6592 Sycamore St.

CITY AND STATE: Anytown, USA.

COMPANY & AGENT: Dewey, Cheetam and Howe Real Estate, Isell Heaps.

WEATHER CONDITIONS:

WEATHER: Clear.

SOIL CONDITIONS: Dry.

TEMPERATURE: Low 30's to Mid 40's.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: For the purposes of this report, the front of the home faces east.

ESTIMATED YEAR BUILT: 1985.

BUILDING TYPE: 1 family.

STORIES: 1 1/2.

SPACE BELOW GRADE: Ground floor living area, Slab on stem wall foundation.

SQUARE FOOTAGE: Determination of square footage of the living areas is beyond the scope of a home inspection. This is generally included in an appraisal.

UTILITY SERVICES:

WATER SOURCE:

Private Water Company.

SEWAGE DISPOSAL:

Public sewer system (assumed, not verified).

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

AREA:

Suburb.

HOUSE OCCUPIED?

No.

CLIENT PRESENT:

No.

PAYMENT INFORMATION:

TOTAL FEE:

Not Enough.

PAID BY:

Cash.

REPORT LIMITATIONS

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

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: Mold, formaldehyde, lead paint, asbestos, toxic or flammable materials and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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

Inspections are performed to the American Society of Home Inspectors standards of home inspection and the standards of the state of Arizona. A copy of standards is included with the original report or available on our website at www.kellyhomeinspection.com.

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

Payment for this inspection constitutes acceptance of the terms outlined in the pre inspection agreement.

Should any disagreement or dispute arise as a result of this inspection or report, the client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Any suggested further evaluation should be carried out prior to the close of escrow for your protection.

This inspection report is intended solely for the use and benefit of the above named client. Our liability does not extend to any additional party. Third party users and/or their agents should be prepared to bear any financial liability for errors or omissions.

EXTERIOR-FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, I routinely recommend further evaluation by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Soil movement that can damage the footings and walls of a foundation may indeed happen many years, even many decades after a home is built. Be sure to consult with your homeowner's insurance agent to be sure you have adequate coverage in the event of such occurrences.

WALLS:

WALL TYPE:

2x4 frame.

OUTER MATERIAL:

Stucco.

CONDITION:



Exterior walls of the house are stucco over frame, with no signs of significant structural settlement. Small cracks in the stucco will sometimes appear as a house ages. These cracks are not structural in nature and are a result of shrinkage and/or settlement. In this area cracks are also caused by the rapid expansion and contraction from rapid temperature swings. These will be most evident on west walls and radiating out from window and door corners. Any significant wall cracks that may allow moisture entry should be caulked or patched.

CONCERN(S) AND RECOMMENDATION(S):

In some areas the exterior walls are obscured by vegetation and were not fully viewed. Most stucco contractors recommend removal of climbing vines and other vegetation contacting the stucco.

VISIBLE FLASHINGS:

CONCERN(S) AND RECOMMENDATION(S):
No weep screed is installed. A weep screed is a horizontal metal trim which acts as a stucco stop at the foundation wall. In this area it was common to not install a weep screed and simply continue the stucco over the foundation wall and below grade. This may show up on your wood infestation report as "faulty grade". You may want to have a weep screed installed. Consult with a stucco contractor to determine if this is recommended.

TRIM:

MATERIAL:

Wood.

CONDITION:

CONCERN(S) AND RECOMMENDATION(S):
Window and door trim on the south side of the home is in need of caulking and repainting. If any deteriorated wood is discovered during repairs it should be replaced. Wood patio beam ends are weathered and split (typical). Consider flashing the tops of the exposed beam ends with sheet metal to slow further deterioration.

ADDITIONAL PHOTOS:



Refinish trim on the south side.



Consider flashing caps on the exposed beam ends.

FASCIA:

MATERIAL:

Wood.

CONDITION:



CONCERN(S) AND RECOMMENDATION(S):

Fascia is in good condition, paint is in good condition with the exception of the upper south fascia (accessed from the roof). This fascia is heavily weathered and dryrotted in some areas. I recommend replacing this portion of the fascia.

SOFFITS OR EAVES:

TYPE:

Exposed eaves.

CONDITION:

Generally serviceable.

CHIMNEY:

MATERIAL:

Concrete block with terra cotta liner.

CONDITION:



Generally serviceable, The flue appears fairly clean.

CONCERN(S) AND RECOMMENDATION(S):
Installation of a spark arrester is recommended to reduce fire danger.

SLAB ON GRADE:

CONDITION:

I cannot directly view the slab due to carpet, wood and tile floor covering - there are no visible significant cracks.

BASEMENT/CRAWL SPACE:

FOUNDATION:

Foundation of the home is poured concrete footings below concrete block stem walls with concrete slab. Underground portions of the foundation, including footings, cannot be directly evaluated without excavation.

FOUNDATION WALLS - TYPE:

Stem walls are concrete block.

CONDITION:

Stem walls are in good condition with no significant cracks.

ROOF - ATTIC

The following is an opinion of the general quality and condition of the roofing material. I cannot and do not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Usually this is not the situation during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY:

A small attic is accessible over the garage.
The house has no accessible attic in most areas. Roof framing, insulation and roof sheeting cannot be viewed.

CONDITION:

Exposed support beams in the living room, family room and master bedroom appear to provide good roof support.
Where visible over the garage, roof is rafter framed with 2x12 rafters on 24 inch centers. Roof framing appears in good condition.
The small attic over the garage and the areas between ceilings and the roof appear to be unventilated.

INSULATION TYPE AND CONDITION:

Unknown, unable to view insulation due to the type of construction.

ROOF:

STYLE:

Gable and shed style.

TYPE:

Composition shingles, heavy duty type.

ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

COMPOSITION ROOFING:
Roofing is in fair to good overall condition with general minor wear indicating that the roofing is nearing the mid point of useful life.

CONCERN(S) AND RECOMMENDATION(S):
There are stains at the ceiling corner above the woodstove and in the center of the master bedroom that may represent active leaks (see "FLASHING" section below).

EXPOSED FLASHINGS:

TYPE AND CONDITION:



Metal.

CONCERN(S) AND RECOMMENDATION(S):

The headwall flashings at the clerestory along the south wall and at the deck cover along the west wall are loose and not well sealed. The stucco above these flashings appears to be in need of repairs. I recommend further evaluation and repair by a stucco contractor and a roofer.

SKYLIGHTS / ROOF PENETRATIONS:

DUCTS AND ATTIC VENTS:



CONCERN(S) AND RECOMMENDATION(S):

There is exposed ductwork on the deck roof. Be sure to keep all duct joints and the penetration through the house wall well sealed.

VENT PIPES:



CONCERN(S) AND RECOMMENDATION(S):

There is a row of exposed nail heads below each vent pipe roof jack. These are areas that may eventually leak. I recommend sealing or caulking all exposed nails.

SKYLIGHTS:



CONCERN(S) AND RECOMMENDATION(S):

The master bathroom skylight curb is constructed of wood and is weathered and warped. I recommend having a contractor replace the curb and install proper metal flashing.

The kitchen skylight flashing is loose and not well sealed. Have a roofer repair the skylight flashing.

CHIMNEY FLASHING:



CONCERN(S) AND RECOMMENDATION(S):

Some staining can be seen below the chimney penetration in the living room and the woodstove vent in the family room. Have a roofer reseal all chimney flashings as part of regular roof maintenance.

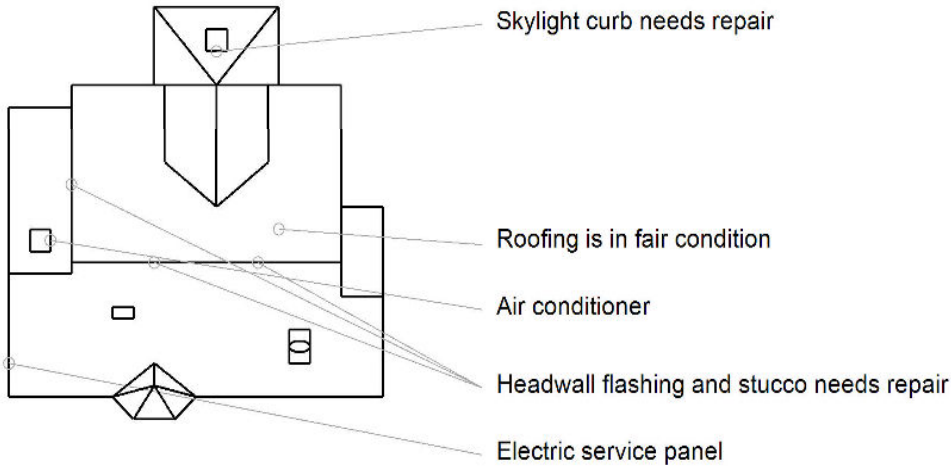
GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

None installed.

CONCERN(S) AND RECOMMENDATION(S):
Consider installing gutters and downspouts to help with site drainage.

PLAN VIEW OF ROOF (not to scale)



PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

MAIN LINE:

MATERIAL:

Unknown, unable to view main line.

CONDITION:

Water meter is located at the southeast corner of the property. A main shutoff valve is provided. Valve was not tested. Water pressure tested at 60 PSI which is in the normal range. A pressure regulator is installed on the main line and appears operational. Water pressure may be adjustable within a certain range. No evidence of water use was noted at the water meter when the water was not in use. This indicates that there is no major leakage in the main water line.

PHOTOS:



Main water valve and pressure regulator.

SUPPLY LINES:

MATERIAL:

Copper where visible.

CONDITION:

Supply plumbing appears serviceable where viewed. Fixture flow did not diminish excessively when (2) fixtures were operated simultaneously (this is a subjective analysis). Most supply plumbing components including piping supports are hidden from view.

CROSS CONNECTIONS:

A cross connection is any plumbing situation where potable water or the water supply is or could be contaminated by waste water. This includes hose faucets which do not have anti-siphon devices installed.

CONCERN(S) AND RECOMMENDATION(S):

There are potential cross connections at the exterior hose faucets. Suggest the addition of anti-siphon devices available at the hardware store for a few dollars (also called backflow preventers or vacuum breakers).

WASTE LINES:

MATERIAL:

Plastic.

CONDITION:

Waste system appears serviceable where visible. Most waste plumbing components including piping supports are hidden from view.

PLUMBING VENTS:

Plastic, serviceable as far as visible.

HOSE FAUCETS:

OPERATION:



Most hose faucets located are operational. Frost proof type noted. Disconnect hoses in the winter or the valve will not properly drain and could freeze.

CONCERN(S) AND RECOMMENDATION(S):

The back deck faucet is capped which probably indicates the faucet leaks (caps are not

removed for testing), budget for repair or replacement.

WATER HEATER:

LOCATION:

Hall closet.

TYPE:

Gas.

SIZE:

40 Gallons.

CONCERN(S): RECOMMENDATION(S):

The water heater may not be large enough to provide adequate hot water for the Jacuzzi tub. If the volume of hot water is not adequate, replace the water heater with a larger capacity heater.

YEAR OF MANUFACTURE:

1998.

WATER HEATER
CONDITION:

Water heater is operational. A temperature / pressure relief valve is present and a proper drain line is installed. A gas shut off valve is installed. A water shutoff valve is installed and operable. A thermocouple is installed. Combustion air is provided.

CONCERN(S) AND RECOMMENDATION(S):

Water heater is located at an interior area and is not provided with an emergency overflow pan. A pan with a drain line will prevent damage to carpeting and furnishings if the water heater leaks. If possible or practical, have a plumber install a drip pan that drains to the exterior. If it is not possible to drain the pan to the exterior, a pan may still help in that leakage may be discovered before damage is done.

VENT CONDITION:



CONCERN(S) AND RECOMMENDATION(S):

The vent does not have a proper wye fitting where it connects to the furnace vent. The vent is loose at the fitting, a carbon monoxide hazard. I recommend having a plumber or heating contractor install the proper fitting and secure the vent pipe.

GENERAL COMMENTS:



Burner flames appear typical.

FUEL SYSTEM:

METER/TANK

LOCATION-CONDITION:

Gas meter is located at the south side of the parking area. No separate gas shutoff valve was located. Shut gas off at the meter valve in an emergency.
Unless otherwise noted in the report, all gas appliances have individual gas shut off valves installed at the appliance.
Gas piping and supports (where visible) are in serviceable condition.

HEATING - AIR CONDITIONING

I am not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified heating contractor. I do not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of fuel tanks, whether exposed or buried, is beyond the scope of this inspection.

HEATING SYSTEM DESCRIPTION AND CONDITION:

LOCATION OF THE UNIT:

Hall closet.

SYSTEM TYPE:

Forced Air.

FUEL TYPE AND NOTES:

Gas, Electronic ignition is provided.

CAPACITY OF UNIT:

80000 BTU.

CONCERN(S) AND RECOMMENDATION(S):

No determination is made as to whether the unit is sized adequately for the square footage of the home. Consider having the unit evaluated for proper sizing by a licensed heating contractor. After 3 hours of operation the interior temperature was only up to 65 degrees, a larger furnace may need to be installed.

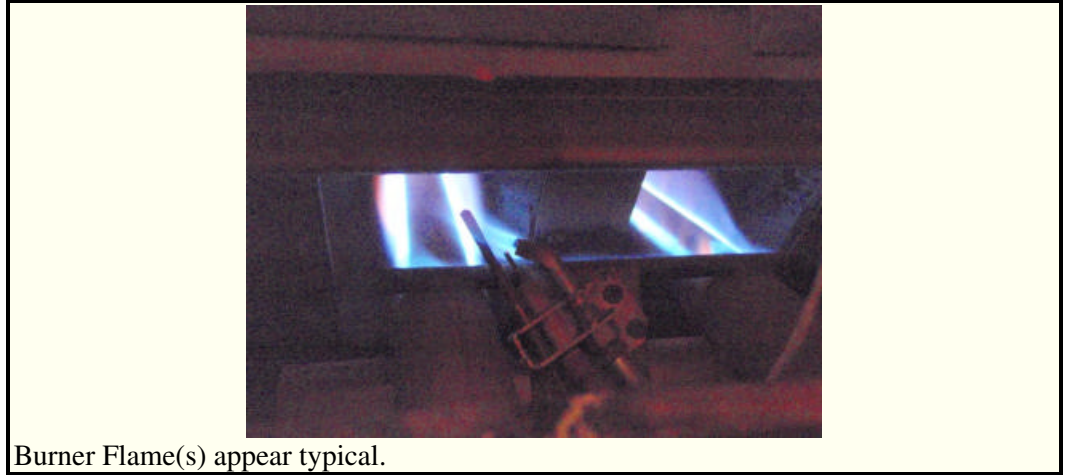
APPROXIMATE YEAR MANUFACTURED:

1983.

OPERATION:

Furnace is operational.

BURNERS/HEAT EXCHANGERS:



Burner Flame(s) appear typical.

PUMP/BLOWER FAN:

Blower is operational.

COMBUSTION AIR:

Combustion air is provided.

VENT CONDITION:



CONCERN(S) AND RECOMMENDATION(S):

Single wall vent pipe does not appear to have proper clearance to the wood closet door (6 inches required). I recommend having the single wall pipe replaced with double wall type B vent that only requires 1 inch of clearance.

SAFETY CONTROLS:

A thermocouple is installed. A blower door safety interlock switch is installed. A high limit switch is installed. A gas shutoff valve is installed near the unit.

AIR PLENUM:

Return plenum is serviceable where visible.

AIR FILTERS:



The filter for this unit is located at the return air duct in the blower compartment of the furnace. Filter is in serviceable condition.

NORMAL CONTROLS:

Thermostat operation is checked by manually turning the unit on and off. Calibration checking is beyond the scope of the inspection. Any programming features are not evaluated.

CONCERN(S) AND RECOMMENDATION(S):

Thermostat plastic cover is missing.

GENERAL SUGGESTIONS:

I routinely recommend the addition of a carbon monoxide detector when gas appliances are present (if one is not already installed or is not staying with the home). They are relatively inexpensive (\$25-\$100) and most simply plug into any electric outlet.

AIR CONDITIONING:

TYPE AND LOCATION:

Central Refrigeration, The compressor for this system is located in the rooftop unit over the deck.

POWER SOURCE:

240 Volt, electrical disconnect present.

COMPRESSOR MODEL YEAR:

1993.

CAPACITY OF UNIT:

60000 BTU (5 ton).

SYSTEM CONDITION:

CONCERN(S) AND RECOMMENDATION(S):
The air conditioning could not be tested as the outside air temperature was below 55 degrees. Cold weather testing can severely damage the compressor and reed valves if the refrigerant is in a liquid state.
I recommend full evaluation when the weather warms.

CONDENSATE LINE:

Condensate line installed.

NORMAL CONTROLS:

See furnace report.

AIR FILTERS:

See furnace report.

GENERAL COMMENTS:



CONCERN(S) AND RECOMMENDATION(S):
The unit does not appear to be properly secured to the roof or properly shimmed. I recommend evaluation and repair by a heating contractor.

ADDITIONAL AIR
CONDITIONING:

A wall mounted unit is installed in the garage. This could not be tested due to the low temperature in the garage.

DUCTWORK:

TYPE:

Sheet metal where visible.

DUCTS/AIR SUPPLY:



Due to the type of construction, most of the heating supply and return ducts including duct insulation are not visible to inspect. Air flow is noted from all registers. All living areas are heated and cooled.

CONCERN(S) AND RECOMMENDATION(S):

There is an area at the exposed duct on the roof that needs to be properly sealed. Repair by a heating contractor is recommended.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed in all bedrooms and tested regularly.

Most of this area is served by Arizona Public Service. This company seems to have its own set of regulations that may or may not be part of the National Electric Code. They often enforce these regulations in an arbitrary or selective manner. When known violations are seen they will be noted in the report but I cannot be responsible for repair or upgrades or retroactive regulation enforcement mandated by Arizona Public Service. I suggest that you have APS check the electrical service for any possible violations including but not limited to power line clearances and the location of main breakers, service entrances, meter height, etc.

SERVICE:

TYPE AND CONDITION:



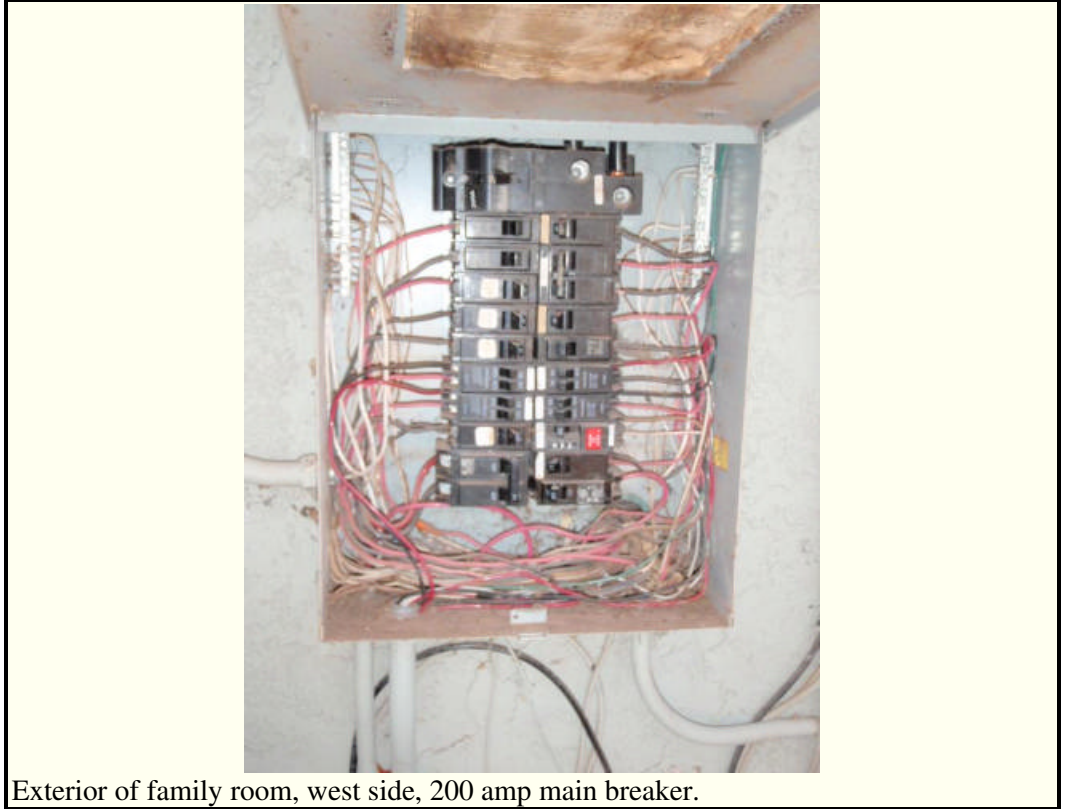
Overhead, 120/240 Volt, circuit breakers.

CONCERN(S) AND RECOMMENDATION(S):

Tree limbs need to be trimmed away from the service lines for safety.

MAIN SERVICE PANEL:

LOCATION AND NOTES:



Exterior of family room, west side, 200 amp main breaker.

CONDITION:

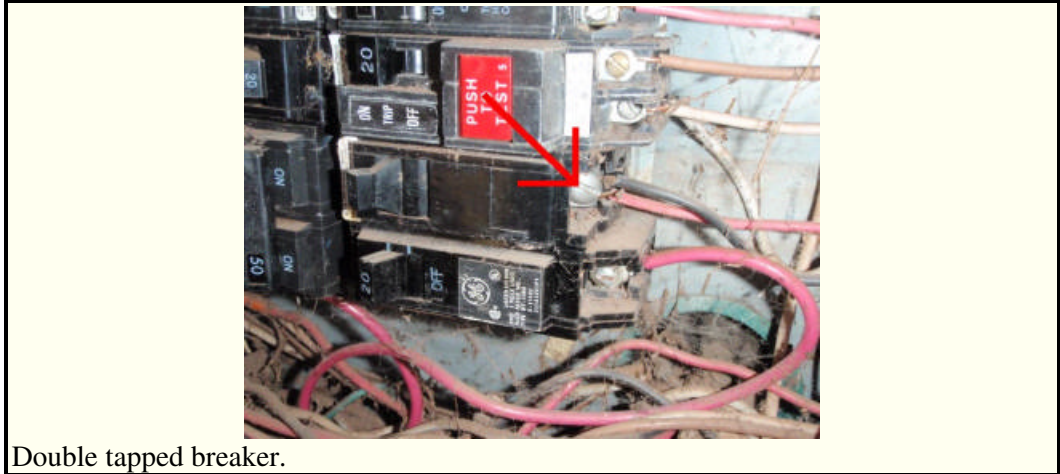
Circuit breaker and wire sizing correct so far as visible. Grounding system is present.

CONCERN(S) AND RECOMMENDATION(S):

Two circuits are connected to one breaker. This brand of breaker is intended for a single circuit. Because the breaker lugs are not designed for 2 conductors, loosening and arcing can occur. Have an electrician make modifications made so that each circuit has its own circuit breaker.

Some breakers are un-labeled. Have an electrician properly label all breakers for safety.

ADDITIONAL PHOTOS:



Double tapped breaker.

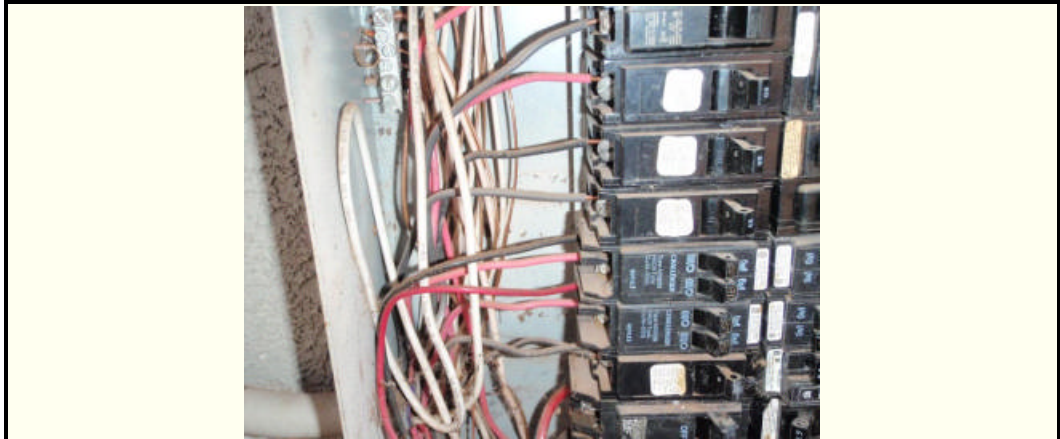
OF 120 VOLT BREAKERS:

20.

OF 240 VOLT BREAKERS:

2

GENERAL COMMENTS:



Breakers controlling multi wire circuits (noted by red and black wires) share a neutral. It is possible for this common neutral to be energized when one breaker is turned off. This presents a hazard when performing electrical work. Be sure both breakers sharing a neutral are turned off prior to replacing any fixtures or outlets, or preferably, turn off the main breaker prior to electrical work.

CONDUCTORS:

ENTRANCE CABLES:

Copper.

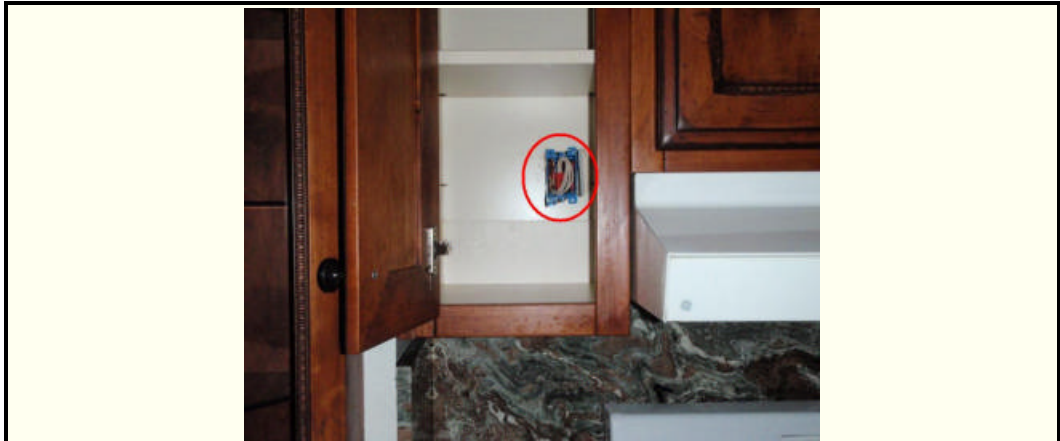
BRANCH WIRING:

Copper.

CONCERN(S) AND RECOMMENDATION(S):

Junction boxes in the upper kitchen cabinet left of the stove and 2 in the garage attic are missing the covers. Have a handyman or electrician install covers on the open junction boxes for safety.

ADDITIONAL PHOTOS:



Open junction box in the kitchen.



Open junction boxes in the attic.

SWITCHES & OUTLETS:

CONDITION:

Switches are tested for proper operation, however, usually it is not practical to determine the function of every switch. Accessible receptacles are tested for proper operation, grounding and polarity. Furnishings are not moved to check outlets.

CONCERN(S) AND RECOMMENDATION(S):
Most of kitchen receptacles and 1 receptacle right of the fireplace tested as reversed polarity. Have an electrician repair outlets which tested as reversed polarity (hot and neutral wires are reversed) to reduce shock hazard.

Outlets by the woodstove and by the fireplace are loose in the wall or hearth. Have an electrician repair any loose outlets.

ADDITIONAL PHOTOS:



G.F.C.I. PROTECTION

CONDITION

CONCERN(S) AND RECOMMENDATION(S):
None of the outlets in the home are properly GFCI protected with the exception of 1 exterior receptacle. Have an electrician install GFCI protection in the bathrooms, kitchen counter receptacles, garage, exterior and jetted tub pump receptacles or circuits for safety.

ARC FAULT PROTECTION:

CONDITION:

An arc fault circuit interrupter is a device intended to provide protection from the effects of arc-faults by recognizing characteristics unique to arcing and disconnecting the circuit.

CONCERN(S) AND RECOMMENDATION(S):
Newer homes require arc fault protection at the bedroom and smoke alarm circuits. This is a recommended safety upgrade.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. If windows have a "tilt-in" or removable pane cleaning feature, this is not tested due to the possibility of damaging the windows. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

CONCERN(S) AND RECOMMENDATION(S):
The front door is a hollow core door and has a hole where a door viewer was removed. I recommend replacing this door.

OTHER ENTRY / EXIT DOORS:

Atrium doors and Standard side/rear doors are operational.

CONCERN(S) AND RECOMMENDATION(S):
Most doors need exterior refinishing.
The family room sliding screen is damaged, suggest repair or replacement.

INTERIOR DOORS:

Generally serviceable. Interior doors close and latch properly.

CONCERN(S) AND RECOMMENDATION(S):
One laundry room bifold door is off the track, suggest repair or replacement.
1 master bedroom mirrored sliding closet door (left door) needs the rollers repaired or replaced.

WINDOWS:

TYPE:

Wood and aluminum frame, insulated glass, horizontal sliding. There are some awning style windows.

CONDITION:

Note that interior window coverings and blinds are not tested or evaluated.

CONCERN(S) AND RECOMMENDATION(S):

Most of the sliding windows are missing handles and were not operational. I recommend repairs by a window service. This is most important in the bedrooms for proper emergency egress.

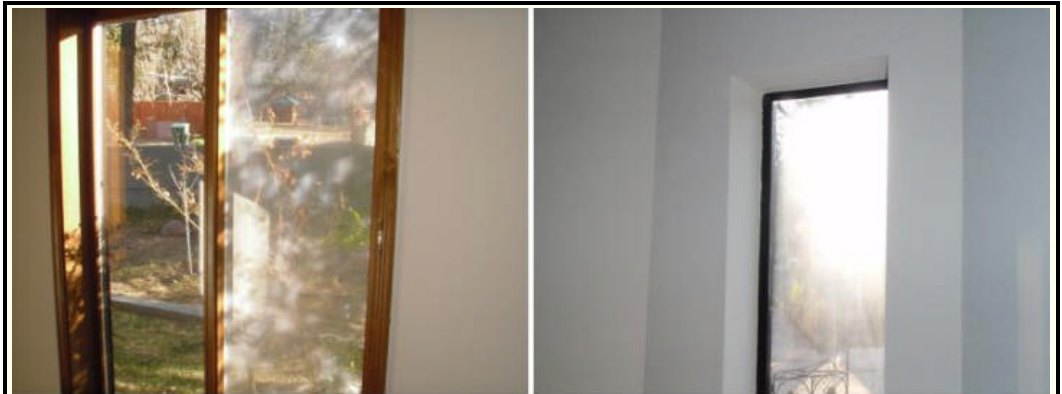
The high up clerestory windows were not tested.

2 clerestory windows, 1 living room bay window (southeast corner) and 1 northeast corner bedroom window show the presence of condensation and streaking between the double panes. This is an indication that the seal is leaking. Although this does not measurably affect the insulating value on this type of window, it is a fairly significant aesthetic issue. The only fix is glass replacement. Other windows may be affected but not discovered due to weather or lighting conditions. If more than one or two broken seals are found, I generally suggest further evaluation by a glass company to determine if other windows are affected.

Most screens are missing.

Caulk is oozing from the window frames in a few areas. This can usually be cleaned off.

ADDITIONAL PHOTOS:



Fogged windows.



Oozing caulk.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall. General condition is serviceable.

CEILINGS:

TYPE & CONDITION:

Drywall, Wood, General condition is serviceable.

FLOORS:

TYPE & CONDITION:

Carpeted floors: Normal wear noted.
Tile floors: Normal wear noted.

CONCERN(S) AND RECOMMENDATION(S):

Wood floors: Heavy wear noted. Refinishing is recommended. Wood is split or damaged at the top family room step and at the master bedroom threshold, suggest repair of damaged or split boards.

ADDITIONAL PHOTOS:



Damaged wood flooring.

STAIRS & HANDRAILS:

CONDITION:



CONCERN(S) AND RECOMMENDATION(S):

The garage steps have varying riser height, a trip hazard. Installation of a handrail may make the steps safer.

Stairs to the loft area are steeper than allowed by current building standards, use caution here!

FIREPLACE/WOOD BURNING DEVICES:

LIVING ROOM:

Living room fireplace is a masonry constructed wood burning unit and appears in good condition. The damper is operational.

FAMILY ROOM:



Family room woodstove is the free standing type and appears in serviceable condition.

CONCERN(S) AND RECOMMENDATION(S):

Woodstove hearth is too short, I recommend extending the hearth to 16 inches from the door opening for safety.

SMOKE / FIRE DETECTOR:

COMMENTS:

(2) Noted, but not tested. As a general rule smoke detectors are not tested. I recommend testing them on at least a monthly basis. This is left to the buyer because closings are often longer than 1 month, and in this time batteries can go dead and the new homeowner has a false sense of security, believing that the smoke detectors have been tested and are in working order.

CONCERN(S) AND RECOMMENDATION(S):

Current standards adopted in most areas require smoke detectors in every bedroom, living room and hallway. This is an important safety upgrade.

LIGHTS AND FIXTURES:

CONDITION

CONCERN(S) AND RECOMMENDATION(S):

A few interior lights are not operational, try bulb replacement first with further repairs if needed.

CEILING FANS:

CONDITION:

CONCERN(S) AND RECOMMENDATION(S):

Upstairs ceiling fans were not operational, repair or replacement recommended.

KITCHEN

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection for testing.

KITCHEN SINK:

TYPE AND CONDITION:

Stainless Steel, sink bowl(s) are serviceable, Faucet is operational. Kitchen sink drains are operational, drainage time appears normal, a proper "P" trap is installed.

CONCERN(S) AND RECOMMENDATION(S):

There is leakage at the faucet handle(s), suggest replacing the faucet seals.
The filtered water faucet or the filter are not operational.

RANGE/COOK TOP AND OVEN:

OVEN TYPE/CONDITION:

Gas, Free-standing unit, oven cooktop combination. Range is serviceable, all burners are operable.

CONCERN(S) AND RECOMMENDATION(S):

No anti-tip bracket is installed. Consider installing an anti-tip bracket. This device screws to the wall and prevents the range from tipping if a child should step or crawl on the open oven door. They are inexpensive and easy to install.

RANGE VENTILATION:

TYPE AND CONDITION:

Externally vented range hood present. Fan/Hood is operational.

REFRIGERATOR:

TYPE AND CONDITION:

None installed.

DISHWASHER:

CONDITION:

Dishwasher was run through a short cycle (usually a "rinse and hold"), checked for leakage and unusual noise and appears operational. Most cycles are not tested. Dishwasher racks appear serviceable with normal wear.

GARBAGE DISPOSAL:

CONDITION:

CONCERN(S) AND RECOMMENDATION(S):

Disposal is not operational. Disposal seals may be rusted or frozen from non use. You may be able to free the seals by turning the motor shaft.

COUNTERS AND CABINETS:

CONDITION:

Counters are stone or granite, in good condition. Cabinets are in good condition.

CONCERN(S) AND RECOMMENDATION(S):

Glass is loose in the side panel of the cabinet left of the stove, I recommend securing the glass.

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Hall closet.

CONDITION:

Proper drainage could not be verified as no washer is installed. Electrical outlet is grounded. Gas service pipe is provided. Gas service pipe is capped as it is not in use.

CONCERN(S) AND RECOMMENDATION(S):

The hot valve is capped and may leak or drip. As a point of information, there is no 240 volt outlet.

Current building standards require that laundry areas be vented by a window or exhaust fan. While lack of venting is not uncommon on homes more than a few years old, addition of laundry area venting should be considered.

WASHER AND DRYER:

CLOTHES WASHER:

None Installed.

CLOTHES DRYER:

None Installed.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required.

BATHROOM:

LOCATION:

Master bedroom.

CONDITION OF SINK:



Sink bowl is serviceable, Drain is serviceable. A proper "P" trap is installed. Sink drainage appears normal. ("Normal" drainage means that when the faucet was on, the sink drained at the same rate or faster than it filled). Counters/cabinets are serviceable with normal wear.

CONCERN(S) AND RECOMMENDATION(S):

Leakage or dripping is noted at the faucet spout. Suggest repair or replacement. There is heat damage inside the cabinet from hose faucet replacement.

CONDITION OF TOILET:

CONCERN(S) AND RECOMMENDATION(S):
Toilet does not fill or flush correctly, repair or replacement recommended.

TUB AREA AND FIXTURES:



Faucets are serviceable, Drainage time is normal. Drain trap cannot be viewed or evaluated. Jetted tub pump is properly operational. Enclosure is serviceable. No pump access was located.

CONCERN(S) AND RECOMMENDATION(S):

Jacuzzi jets and lines have some algae buildup. This is common if the tub is not used regularly. Consult with a plumber or the manufacturer to determine the proper method for cleaning.

SHOWER AREA AND FIXTURES:

Shower valves are properly operational. Shower head is serviceable. Drainage time appears normal. ("Normal" drainage means that when the faucet was on, the shower drained at the same rate or faster than it filled). Drain trap cannot be viewed or evaluated. Shower walls and enclosure are serviceable.

BATH VENTILATION:

Ventilation is provided by exhaust fans.

BATHROOM:

LOCATION:

Hall.

CONDITION OF SINK:

Sink bowl is serviceable, fixture is serviceable. Drain is serviceable. A proper "P" trap is installed. Sink drainage appears normal. ("Normal" drainage means that when the faucet was on, the sink drained at the same rate or faster than it filled).
Counters/cabinets are serviceable with normal wear.

CONCERN(S) AND RECOMMENDATION(S):

Pop up drain plug is missing, consider replacement.
1 cabinet door hinge is broken, suggest repair.

CONDITION OF TOILET:

Toilet flushed normally.

CONCERN(S) AND RECOMMENDATION(S):

Toilet is loose at the floor, suggest repair by a plumber.

TUB/SHOWER PLUMBING

FIXTURES:

Faucets are serviceable, Drainage time appears normal. ("Normal" drainage means that when the faucet was on, the tub drained at the same rate or faster than it filled). Drain trap cannot be viewed or evaluated. Showerhead is serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas are serviceable, Enclosure is serviceable, Shower walls are serviceable.

BATH VENTILATION:

Ventilation is provided by an exhaust fan.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

GARAGE TYPE:

LOCATION:

Attached, two car.

ROOF:

TYPE:

See house roof report.

GARAGE FLOOR:

CONDITION:

Concrete floor is generally serviceable with some common cracks and stains noted.

FIRE SEPARATION:

CONDITION:

CONCERN(S) AND RECOMMENDATION(S):
Garage doors adjoining a living area should be self closing and self latching. Consider the addition of self closing type hinges or a pneumatic closer as a safety measure.

GARAGE DOOR(S):

CONDITION:

Door is operational. Automatic door opener is operational (remote opening devices are not located or tested) . Automatic reverse feature is operational. Electric eye reverse feature is properly operational.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. I recommend asking the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE

Concrete.

CONDITION:



CONCERN(S) AND RECOMMENDATION(S):

Large cracks noted.
Concrete driveway cracks are common in this area and repairs are generally unsatisfactory. Consult with a concrete contractor to determine if repairs or resurfacing are possible or cost effective.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Walkways are serviceable, Cracks noted are typical.

SPRINKLER SYSTEM:

SYSTEM AND CONDITION:

It is not within the scope of this inspection to evaluate the condition of sprinkler or irrigation systems. Underground piping does not lend itself to visual inspection and a working system may fail at any time. Specialized equipment is required to pressure test sprinkler pipes and heads and to electrically test timers and valves. A full explanation and demonstration by the seller is recommended and if the operation of the system is in doubt, a sprinkler company should be called in for further evaluation.

LANDSCAPING:

CONDITION:



Not inspected.

CONCERN(S) AND RECOMMENDATION(S):

Planters abutting a foundation wall are generally not a good idea. The potential for moisture intrusion is present. Keep water use in the planter to a minimum.

GRADING:

SITE:

Gentle slope.

CONCERN(S) AND RECOMMENDATION(S):

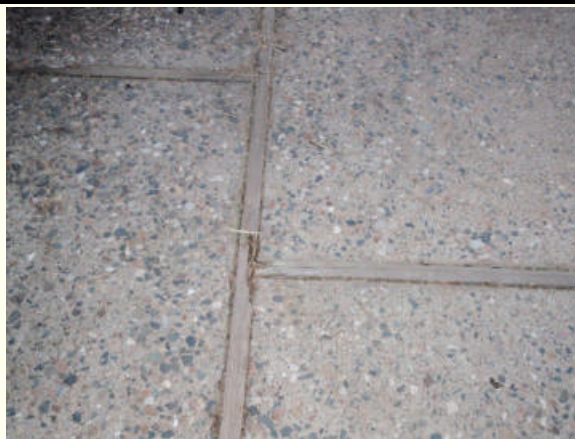
Site drainage does not appear to be properly addressed. The concrete driveway slopes toward the garage in front and on the south side. There does not appear to be any provision for draining water from inside the backyard block wall. Water may pond in the back yard. I recommend full evaluation by a landscaping contractor. The concrete driveway and carport may need to be removed and these areas re-graded. Drainage swales may need to be installed.

PATIO:

TYPE:

Concrete.

CONDITION:



CONCERN(S) AND RECOMMENDATION(S):

Wood patio dividers are deteriorated in some areas (typical), remove or replace as needed. One solution is to remove the wood dividers and mortar or grout the gaps.

BARBECUE UNIT:

Not evaluated.

DECKS:

TYPE:

Wood.

CONDITION:

Access to deck underside is blocked. No viewing or evaluation of the deck framing was possible. Support from above feels reasonably good.

DECK COVER:

TYPE:

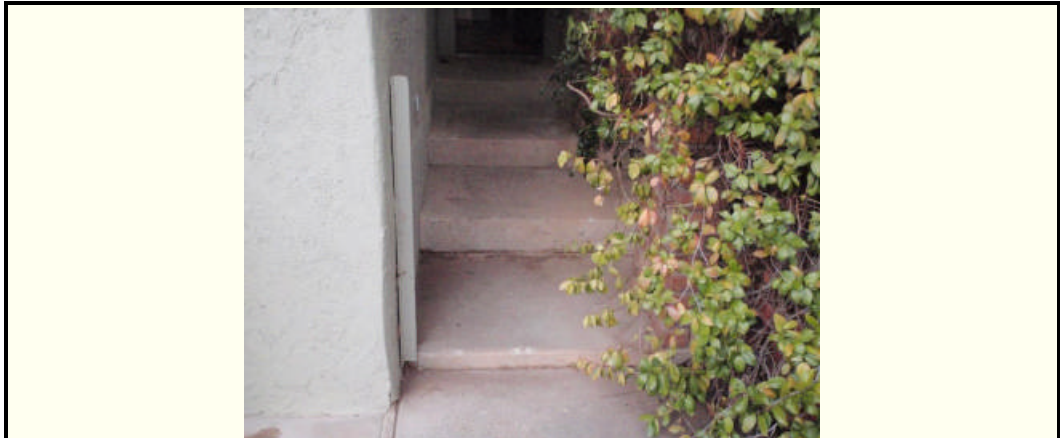
Shed roof.

CONDITION:

Concrete block columns and wood beam appear to provide good support.

EXTERIOR STAIRS/STOOPS:

CONDITION:



CONCERN(S) AND RECOMMENDATION(S):
Front entry steps have varying riser height, a trip hazard. Installation of a handrail is recommended.

FENCES & GATES:

TYPE:

Concrete block and stucco.

CONDITION:



CONCERN(S) AND RECOMMENDATION(S):

Large cracks are noted, probably from tree root growth. I recommend having the cracks repaired. If the cracking continues, trees may need to be removed.



Fritz H Kelly * P.O. Box 582 * Camp Verde, AZ 86322 * 928.567.6405

To: John Doe

Inspection Address
6592 Sycamore St
Anytown, USA.

INVOICE

Full Inspection..... Not Enough

Total Due..... Not Enough

Enclose This Portion With Payment

Amount Paid Not Enough
From: John Doe

PAID BY:Cash

This report was prepared for the benefit and use of the client who contracted for my services according to the limitations agreed to in the pre inspection contract. Anyone distributing or using this report without the consent of the named client is acting unethically and is in violation of Arizona law. © Kelly Home Inspection, L.L.C. Unauthorized distribution is prohibited.