

TO OUR CUSTOMERS

Read this before looking at the report

Thank you for the opportunity to serve your inspection needs. This inspection was done to the Standards of Professional Practice for home inspections in the State of Arizona. A copy of the Standards, which you should look at, is on the Arizona ASHI website azashi.org.

The inspection report is for your exclusive use in determining the physical condition of the property inspected. The inspection report outlines the inspector's opinion of the items inspected that were observed at the time of the inspection.

This is a visual inspection of the accessible areas, in other words if you or the inspector cannot see it, it is not included in the inspection! The inspector does not move furniture, personal property or dismantle the house and its systems. There are limitations to this inspection. The inspection report will inform you of the general condition of the items inspected that are within the scope of the inspection

Did you know a home inspection cannot find every defect or tell you everything about the property? This is impossible to do. This is a general inspection performed in a limited amount of time. While we make every effort to do the best we can, you may find some defects after you move, this should be expected. No claims are made that all items are functional. Therefore it should be understood that we can only reduce the risk of purchasing, but cannot eliminate it, nor do we assume responsibility for it

When the inspector observes a defect or items needing repair, further review or evaluation, it will be noted in the report. You should have these items further evaluated by appropriate repairperson for the cause of defects, methods of repairs, cost of repairs and the exact condition of the item. Because the inspector is not the repairperson, the inspection report does not include this information. The repair persons may reveal additional defects not observed during the inspection, or concerns other than those mentioned in the report. Consequently, it is strongly advised that these items be further reviewed during your inspection time period. The inspection company is not responsible for any additional defects found or revealed by the repair person.

The emphasis of this report is placed on visual major defects, not on normal deterioration, minor or cosmetic items, scratches, ding and dents, stained carpet, paint, and some minor deficiencies. These may be mentioned as a courtesy in the report but are not usually generally addressed. These are subjective in nature and generally do not affect the durability and serviceability of the components of the building. Some people want us to write down every little thing, the inspection report is not a list of items to tell you what it takes to make a used house to be in like new condition. Should you want these cosmetic items written down, we suggest you make your own list and put it with your inspection report.

The inspector does not determine if any repairs, work or room additions have a permit. You should check this yourself.

This is not a Building Code or Current Day Zoning Compliance Inspection. The inspection deals with the existing age of the structure which may have older type systems such as plumbing or electrical wiring that probably would not meet present standards, although they did meet requirements at the time they were installed.

Additional buildings, auxiliary items, add on items or systems are not within the scope or included in this general inspection unless you had them added to the inspection.

Each house has many identical components (windows, doors, hardware, lights, outlets, etc.). These are randomly checked. This means not all items are individually inspected or tested. Furniture, stored items, etc. can also block these items. No claims are made that all items are functional, only the items that are inspected are in this report.

The inspection fee is for inspecting the accessible areas in its current condition at the time of this inspection. Items that could not be inspected because they were blocked from view, inaccessible, not operating, needing repair, seasonally shut down (heating / cooling units, etc.), or not tested or inspected for any reason, can be re-inspected if you want us to come back to the house when these items are visible or in operating condition for an additional re-inspection fee.

BE SMART AND GET A HOME WARRANTY; More than likely you're buying a used house. Please keep in mind that systems that are functional at the time of the inspection will fail at sometime in the future, Heating/cooling systems will stop working, roofs and plumbing fixtures will leak, GFC's will fail, Etc... This could be next week, next month or next year. Unfortunately without a crystal ball, it's unknown when this will happen, but be assured it will happen. To protect yourself, get a home warranty for at least the first year of ownership. The inspection report is not to be construed as a warranty or guarantee

This report cannot tell you the condition of any items after the inspection, we strongly urge you to perform a final walk through, look at all areas that were blocked from view during this inspection, and operate or evaluate all systems prior to closing to confirm they are still operating. A final walkthrough check list has also been sent with this email / report.

It was a pleasure doing the home inspection for you; if you have any questions, please feel free to call 520-749-6620

Important “Supplemental Report” Information

This includes more indepth information about each category in the report. This is the 2nd part of your report. You must read the information that corresponds with each item in the report to have read the entire report.

The inspection report will not tell you what it's going to take to make a used house to be in like new condition. Please don't expect the report to mention common items such as worn paint, common cracks in walls, ceiling or floors, dents, stained carpet, cosmetic and minor imperfections, etc. Some buyer's want all these put in the report so they can try to get the purchase price of a house reduced. This is not the scope of the inspection. If you wish this, we suggest you make your own list of these items.

Roofs

This is “Not” a roof leakage warranty or guarantee! The condition of the roof stated in the report may say it is satisfactory, but we are not saying the roof is presently free of leaks or will remain free of leaks. We recommend you have a roofing company evaluate the roof prior to closing and issue you a 2 year roof warranty for the present condition and for leaks

Did you know that all roofs will leak at sometime. Is your roof going to leak the next time it rains. It is almost impossible to determine if a roof leaks unless it is raining and we see it leaking during the inspection. A bad looking roof might not leak, while a great looking roof may leak. The cost of repairs or replacement can be expensive. Licensed Roofers will look at your roof for free!

Annual maintenane is required

All roof systems will require annual maintenance. Failure to perform routine roof maintenance will result in leaks and accelerated deterioration. We recommend all roofs be reviewed twice a year with repairs made if needed, preferbaly prior to any seasons with heavy rains. Licensed Roofers will look at your roof for free!

Shingles / shakes

Composition shingles have a normal life of 15 to 20 years in this climate. If a new roof is required, it may be installed over one layer of a smooth surfaced shingle roof. If two layers of roofing have already been installed, it is suggested that both layers be removed before installing a new roof.

Wood shingle or shake roofs will typically last 20 to 30 years depending upon the quality and thickness. Maintenance consists of replacing any dry weather-damaged shingles. Their life can be extended if cleaned and treated with wood preservatives to moisten the dry wood

Tile / metal

Clay and concrete tiles are often referred to as lifetime roofs. The tiles however can sometimes crack or slide out of place and should be replaced as needed. These tiles may be seriously damaged by persons walking on them (do not walk on them).

The inspector does not walk on tile roofs - it is inspected from the ground, nearby roof, or ladder only. Because this inspection is very limited and defects that may exist may not be seen during the inspection. It is recommend you have a Lic Roofer review it for a more thorough inspection prior to closing.

Metal roofs comes in many forms, care should be taken when walking on them

Built-up Type roofs

Built-up roofing; has a average life of 18 to 20 years when well maintained and drains properly. Installed on low slopes, these roofs should be inspected annually with maintenance consisting cleaning off any leaves or debris, repairing of any split, worn or loose areas., and applying a good quality elastomeric or aluminun roof coating every 3 to 5 years as needed.

Rolled roofing has a average life of 15 years. This is more commonly seen on flat roofs and patio areas. Routine inspections and repair are advisable with this type of roof

Gravel roofs have a average life 12 to 15 years. Bare spots on this roof is by far the main cause of failure, this condition will rapidly deteriorate the roof especially if the felt paper is exposed, routine inspection and repairs are highly advisable with this type of roof

Urethane foam; is sprayed on a old or new roof surface to a depth of a couple inches. It may be applied to any roof structure. An elastomeric roof coating is applied to protect the foam. This type roof is very durable and long lasting if installed correctly. On occasion blisters and holes can develop that require repair; the foam should not show through the coating, periodic re-coating (every 3 to 5 years) of the elastomeric could extend the life of the roof

Flashing

Flashing material is used to prevent seepage of water into the roof area. It comes in all types of materials from rubber, metal, rolled roofing, and tar. It is used at roof penetrations around vent pipes, chimneys, adjoining walls, dormers and valleys. Flashings on tile roofs are not totally visible, they may contain defects that may not be visible during this inspection. Check flashings *twice* per year for splits / openings and repair as needed

Gutter / Downspouts

Water test are not performed during the inspection to determine leakage. Make sure downspouts shoot water away from the house foundation. Gutters should be cleared regularly to prevent damage to the structure and to prevent blockages. Downspouts are sometimes connected to drain lines in the ground, these are not tested or inspected

Attic (if applicable)

Attic

The inspector will look in the attic if the opening is accessible. The attic will be walked in if it is tall enough and the rafters are visible to walk on and are not covered with insulation. However in most cases this is not possible, the attic is viewed from the access opening due to constraints such as low roof heights, extreme high temperatures, stored items, location, and insulation. For these reasons the attic inspection is very limited.

Insulation

The current standard for attic insulation here is around R30, which would be about 8 to 10 inches thick. Additional insulation should be considered if this level of insulation is not currently provided. In a house with no attic space or opening, insulation installation is not verified.

Parking Structure (garage or carport)

Note

Cars and stored items can restrict views and testing of the floor, walls, storage rooms or sheds, outlets, and doors. These personal items are not moved during the inspection and conditions or defects may not be seen. Look at or test these areas on your final walk-through.

Interior / firewall

The walls and ceilings and doors that separate the house from the "garage" is considered a firewall. A firewall is used to prevent the spread of fires. This material is usually 5/8-inch thick drywall. Wood siding in garages is sometimes seen on these walls but is not considered the proper material for a firewall; you should consider installing drywall on these walls. The wall should not have any large holes in them.

Floor

The floor should be constructed of a non-flammable material. All carpeting or other flammable floor coverings should be removed.

Garage Door / Openers

Garage doors, tracks and hardware require periodic maintenance and lubrication to assure their smooth operation. Most garage door openers are equipped with an automatic reversing mechanism, if the door hits an object during closing, it should stop and reverse automatically. Photo eye sensor located at the bottom of the tracks has an invisible beam that will also make the door reverse when an object crosses the beam. Some older door openers do not have these safety mechanisms. If these are or not working, try adjusting them. If missing, consider upgrading the door opener system.

Doors to the interior and exterior

The interior door between the house and the garage is considered a fire safety door, it should be solid core and /or fire rated with no holes, windows or pet doors in it. The door should also be self-closing and self-latching.

Doors to the exterior are prone to weather damaged especially if they are a hollow core type. . The sun and rain can cause a door skin to delaminate upgrading to a solid core door should be considered if this becomes a problem. If there is no roof installed over them, rain leakage entry should be expected overtime.

Grounds / Site

Fences / Gates of any kind (wood, block, adobe, chain link, metal etc)

Fences and gates away from the building are not included in the inspection. If we see a concern, we will put it in the report. Any comments made of a fence and gate is limited to the immediate section which directly is connected to the house and has an effect on the condition of the house. Recommend you take a closer look at these prior to closing. Types of fencing - Block walls are considered virtually indestructible and permanent when properly built. Adobe block may need sealing at times to stop deterioration, ask seller when a sealer was last applied, most deterioration in this block is considered cosmetic only. Wood fences are easiest to install and are relatively inexpensive. However slats can come loose and post at ground level can deteriorate, requiring more maintenance than most other type fencing. Chain link and wrought iron fences are considered low maintenance systems.

Retaining Walls

These are used to stabilize steep banks, which control soil movement. Sometimes efflorescence (a white powdery substance) is present on the wall due to no or blocked drainage. Drainage provision are not often evident with a visual inspection. Retaining walls should appear straight up or slightly leaning toward the ground they support. Walls that are cracked or leaning will need a structural evaluation, repair or replacement to correct the problem.

Driveways / Sidewalks / Patios

These are inspected for major physical conditions and any hazards. Concrete type areas requires virtually no maintenance. Asphalt occasional needs an application of asphalt sealer . Typical cracks due to drying and shrinkage are common things to see and usually do not need repair. These type cracks are usually not commented on unless repairs are advised. Tree roots can sometimes lift up these areas, this movement may create a trip hazard and require replacement of the damaged area. A solution may be to cut away the problem root, however it may kill the tree, it is recommend to first contact a tree specialist for advise before attempting any repairs

Grading / Drainage

We look for positive drainage that should always allow water to flow away from the house. Correction is often simple and can be accomplished by repositioning soil in the area of the foundation. The inspection does not include geological condition or site stability information; a soil engineer should be consulted if you need additional information

Not included

Landscape low voltage / solar lighting, irrigation / drip systems, fountains, ponds or water falls, BBQ's, any site fencing and gates away from the house, any type underground drain systems., rodent activity, these are not within the scope of the inspection and not inspected. Consult with the seller to make sure they are in working condition prior to closing.

Structure / Exterior / Components

Note

Bushes, vines, trees, stored items and sheds can block our view when we walk around the house during the inspection. These items are not moved during the inspections, we will attempt to look behind them but hidden conditions or defects may not be found until they are trimmed or removed. Consider having them trimmed or removed for a closer review of these areas on your final walk through prior to closing.

Exterior Walls / Trim

Exterior wall coverings protect the wall framing and interior finishes from the weather. Stucco material is subject to normal small shrinkage cracking which usually does not need repair but should be monitored on a regular basis, these are cosmetic and usually not in the report. Cracks large enough to put a coin in it should be patched with a high quality flexible caulking and painted. Larger cracks should be furthered evaluated and repaired as needed.

Wood siding and trim is a material that readily absorbs water, which in turn can cause wood decay. Wood should be caulked and sealed with a high quality paint or stain as needed. Check these yearly. .

Adobe brick surface deterioration is very common and is considered cosmetic only not requiring repair. Any major deterioration should be repaired. Adobe bricks should have a water proofer sealer applied once in a while, We don't know when this was last applied - Ask the seller when the last time this was done. If it has not been applied within 5 years, it may be time, it is considered a maintenance item. This material is clear and not visible during a inspection, the condition of this is not included in this inspection..

House paint that was produced up to about 1978 has a potential for being lead-based paint and should be checked if peeling or prior to removing. Inspecting for this is not part of this inspection. Paint, stains, water proffers / sealers are maintenance items and not part of the inspection.

Decks / Patio covers / Balconies / steps

Decks that are higher than 30 inches above ground should have guardrails at least 36 inches tall. Railings installed today must have spaces no wider than 4 inches apart. When stairs have 2 or more steps, a handrail is recommended. If your house doesn't have these items or meet these measurements, consider upgrading for increase safety. Patio covers are built over decks, patios and porches to provide protection against rain and shade from the sun.

Earth to Wood Contact

Make sure any wood post, siding, deck members or stucco walls has a clearance from the soil to prevent a common avenue for termite infestation and/or moisture into the house. Any wood fencing that is attached to a wood or stucco portion of a house should have some type of a metal barrier between them to prevent a avenue for termite infestation

Slab and Raised Floors / Foundations

Foundation components are limited to visible and accessible areas only, and is checked for possible settling problems. Small cracks are common. Moisture in basements and crawl spaces is a common problem and any indication of water penetration should be reviewed. Control of rain and surface water around the house is critical to keeping foundation areas dry. Regular inspection and constant water management is recommended

Basements and Crawl Spaces (if applicable)

As described in the pre-inspection agreement, this is an inspection of only the visible areas. This includes structural components including foundation, water penetration and ventilation.

Electrical

Service

Service refers to the electrical wires that run overhead from the main pole at the street or underground to the house. A two wire 120-volt service would be considered too small for today's standards. Due to the increased usage of electrical appliances, etc., a three wire 120/240-volt system would eventually be needed. A 120/240-volt system is common for today. Make sure tree limbs are not touching any overhead wires; contact your power company if you see any problems.

Main and Sub Panels

The main panel is located outside, sub-panels (if any) can be found almost anywhere inside or outside. Older house will have fuses unless they have been upgraded to breakers, newer houses will have breakers. A 60-amp service is considered too small for today's standards, 100 amps is generally considered to be a minimum size. If additional appliances are a consideration, consult with a qualified electrician for capacity determination and/or upgrading. A 200-amp service by today's standards is usually sufficient for most needs. Electrical loads and future demand calculations are not part of this inspection.

Panel comments

These are conditions found inside the panel boxes that requires review and/or repairs, these items along with any other electrical comments in the report relate to overall safe use of the property and should not be ignored. A competent licensed electrician should do all electrical repairs

Wiring / lights / outlets

The inspection of the visible wiring and fixtures includes random testing of outlets, switches and lights, at least one outlet in each room, and all accessible outlets within 6 feet of sinks, on the exterior, and in the garage. Because bushes outside the house, and stored items and furniture inside the house and garage can block some of these items, only items tested are included in the report.

What is GFCI protection?

Ground fault Circuit interrupters (GFCI) outlets or breakers protects you against electrical shocks and are now required in wet locations inside and around your house depending on when your house was built. You can find them in garages, crawl spaces, basements, pool area, on outside receptacles, and outlets within 6 feet of sinks. GFCI can be a breaker inside the electric panel box or an electrical outlet These have reset buttons on them and should be tested monthly. It is typical for a one GFCI to control regular looking outlets in the bathrooms, garage and / or exterior. If you loose power at any of these outlets, check your GFCI. If your house is not GFCI protected, have them installed. Refrigerators and freezers should not be plugged into GFCI protected outlets.

Note If you have any concerns about any electrical items or if any work is needed, it should be done by a licensed electrician. Because an electrician could reveal additional defects or recommend upgrades, all work should be done prior to closing.

Plumbing

Water line types

Galvanized pipes are usually found in older homes built prior to the 1960s. Galvanized pipes has a tendency to clog and corrode from the inside out and gives few clues to its failure. Generally you should expect to replace some or all galvanized water lines at some time, although some older homes we have inspected have galvanized plumbing systems that are still doing fine. Most or all of this piping is not visible during an inspection. Replacing these pipes can be costly. If the possibility of replacing these pipes concerns you, contact a licensed plumber for a second opinion prior to closing.

Copper, CPVC plastic and PEX plastic water supply lines are currently used. PEX water lines are the most common type of water lines being installed in houses since about 1996.

Polybutylene –read this if your house is built between 1978 thru 1996:

This type plastic water piping was installed in houses during this time period. This has a history of premature failure and leaks. Sometimes this piping needs to be replaced which can cost several thousands of dollars. Most of the time this piping is not visible during this inspection and may not be mentioned in the inspection report. Only the piping that is visible to the inspector during the inspection is mentioned in the report. If this house was built around this time period – we recommended you have a lic. plumber evaluate the piping in this house prior to closing.

Water Pressure;

Normal water pressure is between 40 & 80 PSI. Excessive pressure can wear on fixtures, washers, pipe joints, etc. If the pressure is too high when we test it, contact a qualified plumber about adjusting or installing a pressure regulator on your water line.

Be advised that water supply valves, and gas shut off valves are not tested during this inspection, Valves that have not been turned for a while may break or leak if turned.

Waste Lines

These are pipes inside the walls and under the ground that carry the waste from sinks, toilets, bathtubs, etc. to the sewer or septic system. These are not visible and not inspected except to verify functional drainage only at these fixtures locations inside the house as per the AZ-ASHI Standards.

Because we cannot see or tell you the condition of these non-visible pipes; they are not included in this inspection. We recommend you ask the sellers or look at the seller's disclosure statement for information about the history of any problems of these pipes and their current condition.

Some plumbing companies have cameras that can be put in the main drain pipes to see what condition they are in. Blockage from tree roots, waste, other items, or damaged areas may be present in these lines. The older the house, the greater the chance of this. These defects will not be detected due to the small amount of water that goes through them during our inspection process. Contact a Licensed Plumber for a more extensive review of these pipes prior to closing. The cost for this is a few hundred dollars. Repairing or replacing them can be thousands.

Water flow and functional drainage is based on the amount of water we use during the inspection process. It is to verify functional drainage “only” at the fixtures locations inside the house, not in the drain lines in the ground. It will not simulate normal or every day use of the fixtures as water flow and drainage can vary with the amount of water you use.

Fuel system.

Natural gas is delivered to the house through underground pipes. If you have on site fuel storage tanks, they may consist of propane or natural gas. Unwrapped underground piping can lead to pipe corrosion and eventual leakage.

IMPORTANT NOTE about fuel lines

This inspection service does not perform test for gas leakage, pipe sizing, the condition of inaccessible piping, underground piping, and natural and propane storage tanks. It is highly recommend that you contact the gas supplier for a free “ Gas Safety Check” to be performed “prior to closing”.

Not included

The condition and water flow of any non-visible plumbing or gas pipes are of an unknown type and are not included in the inspection. We recommend you verify the types of these piping materials prior to closing if possible. Private wells, septic systems and water conditioners are also not included in this report; We recommend specialist in those fields inspect them prior to closing.

Water Heater

Water heaters

In our experience, water heaters have a life expectancy of around 10 to 15 years. Water temperature generally should not exceed approximately 120 degrees F. at any fixture. Elevated temperatures can be corrected by turning the control knob on the front of the water heater. Most electric water heaters have an upper and lower heating element which can be replaced if it fails

Water heaters generally are not replaced unless they leak. If your water heater is nearing it’s life expectancy time, it is highly recommended you replace it “before” it starts to leak.

TPR Valve

All water heaters should have a temperature pressure relief (TPR) valve with a drain line that extends to the exterior and terminates about 6 inches above the ground. This is a safety item that relieves excessive pressure and temperature from inside the tank. Be advised that if this drain line runs up thru the roof that new requirements may not allow this anymore when the water heater is replaced – this could be a added costly repair.

The TPR valve is not tested during the inspection, if you have water leaking from the drain tube or have problems with this valve, contact a plumber for review / repair

Not Included: Hot water solar systems (if there is one on the house).

Heating System

Description

A heat pump is a electric heater and air conditioner. Forced air furnaces uses natural gas, propane or electricity. Wall heaters can be gas or electric. An annual check up / service by a licensed heating /cooling company (HVAC) is recommended.

General condition

The heating systems is turned on and tested for a short amount of time using normal operating controls only if the weather permits. If called for, a qualified service technician should be consulted for an in-depth evaluation, cleaning or service.

We recommend a licensed HVAC company start the unit(s) each winter season to confirm safe operation and perform an annual heat exchanger inspection.

Not tested if hot

During the summer months, some heating units are not tested due to hot ambient temperatures. Because the unit(s) was not tested, we cannot verify its working condition. We strongly recommend consulting with seller about its working condition or a HVAC contractor when temperatures allows to turn it on at your final walkthru prior to closing if you have concerns about this system. As most mechanical components can fail at any time including the day of the inspection. It is strongly recommended a warranty or service contract be purchased to cover the heating system

Burners

The burner area is inspected for unusual flame pattern or color, excessive rust or deterioration. The heat exchanger is a metal chamber with many curves inside the furnace which is not fully visible during this inspection and would require disassembly for a full examination. This is not provided during our visual inspection. The older the unit the greater the probability of failure, small cracks or pin holes can develop at any time

that could allow carbon monoxide into the house air. Consider installing carbon monoxide detectors in your house. For a complete evaluation or if further review is desired or repairs are needed, contact a lic. Heating /cooling company prior to closing.

Flue Pipe Venting

Exhaust vent pipes are found on all fuel burning appliances. The vent pipe is used to exhaust the flue gases to the exterior above the roof, they should have caps on them to prevent moisture entry. A single wall type should have at least 6 inches of clearance from any combustible materials. A pipe that penetrates a wall or ceiling or attic / roof space must be a double wall type with at least 1 inch of clearance from any combustible material. These pipes should be at least one foot higher than any nearby cooling / heating unit or parapet wall.

Combustion air

Fuel burning appliances must have a source of fresh air from the exterior for the fuel to burn properly. If oxygen is not provided, incomplete combustion may occur which can produce carbon monoxide and become dangerous. Be sure not to store items in front of or block any fresh air vent

Not included

This inspection does not include dismantling the units, the conditions of the internal area's are unknown to the inspector. Also not part of this inspection are; electronic air filters, humidifiers, a detailed evaluation of the heat exchanger, and air flow analysis. Have them reviewed by a Heating/Cooling Company (HVAC) prior to closing.

Air Conditioning

Air conditioning

The cooling is tested by turning it on for a short amount of time during the inspection when weather permits to see if it operates. A central air conditioning system is the most common type found, this is where the compressor unit is outside and the evaporative coil is inside the house located above the furnace. If a package unit (also called a gas pack) is indicated in the report, this is an electric air conditioner and gas heater all in one unit. A heat pump unit is an electric air conditioner and heater. Both these type units can be found on the ground or on the roof. The normal life of an air conditioning compressor is about 15 years.

Units located outside should be kept clear of grasses, bushes, leaves, or any thing over the top of the unit that blocks air flow.

Most air cond. units have a 5 year warranty. If the air conditioner age is 5 years or less, asking the seller for warranty certificate or receipt.

Not tested if cold

If the outside temperature is below 65 degrees, air conditioning units are not tested, most manufacturers warn against operating these units as it could damage the compressor. If this unit was not tested, we cannot verify its working condition. We strongly recommend consulting with seller or HVAC contractor when temperature allows to determine proper operation prior to closing. As most mechanical components can fail at any time, It is strongly recommended a warranty or service contract be purchased to cover the A.C. operation

Not included is the dismantling, and testing of every component, freon pressure and leak testing, this is beyond the scope of this inspection. This can only be done by heating -cooling specialist.

Filters

Air filters come in two types, disposable or reusable. Disposable filters should be thrown away when dirty, reusable filters can be cleaned for use again. They are usually located at the blower area of the furnace or in a return air grill in the wall or ceiling. Inspect every 30 days.

Distribution System

Most forced air heating and cooling systems use ducts to move the conditioned air from room to room. The inspector does not test the uniformity or adequacy of air supply to various rooms or registers. Many times ducts are installed in non-accessible areas or may be covered with insulation and will not be visible during this inspection. Due to the type of installation, it may be only possible to view the registrar portion of this system. If these limitations concern you, contact a HVAC contractor for more information

Controls

Thermostats are the brain of the heating / cooling units. If it is an older round type, they require very little, if any maintenance. Periodically remove the cover and carefully vacuum or blowout any dust or lint which has accumulated inside. You should consider replacing an old thermostat by upgrading to a newer programmable type.

Evaporative Cooler

Evaporative Cooler

Also called swamp coolers, these have a service life of around 12 to 15 years. They are inexpensive to operate and work very well in low humidity. Coolers have a water line that is usually connected at a hose faucet, above the water heater, or under a bathroom or kitchen sink. A cooler consist of a float valve that keeps the proper water level in the bottom of the cooler. A water pump circulates water through pads and a

blower pulls air through these pads and delivers the cool air into the house. Pads, pumps and floats are maintenance items that occasionally need replacing.

Dampers

Before winter sets in, drain the cooler and water line and install the damper. This is a flat piece of metal that slides into the duct near the cooler or under the cooler when the heater is in operation, it closes off the duct to keep the warm air from escaping out of the cooler. If you have an automatic type damper, no removal or installation is required. If your cooler has no damper or has no place for a damper, a cooler cover can be purchased from your local hardware store.

Not tested if shut down

For us to test the cooler(s), they must be in running and operating condition during this inspection. Coolers that are disconnected, have no water, or winterized or covered (covers are generally not removed) are not tested. Because we cannot verify its proper working condition, we strongly recommend consulting with the seller about its running condition, have it in running condition during your final walkthrough or have a qualified technician determine proper operation prior to closing. If you want us to re-inspect it after it is operating, we can do this for an additional fee.

Fireplace / Chimney

General note

The interior of the chimney will be looked at if possible from the firebox. If there is a gas log inside the firebox or if it is full of ashes from logs the inspector may not be able to look up into the chimney. Any comments made are only what can be seen during this inspection.

Fireplaces

Prefabricated fireplaces (also called zero clearance) are usually made of metal and have metal chimneys. Masonry type fireplaces are not very efficient for heat but are still extremely popular with homeowners for its aesthetic value. Some fireplaces have gas installed in them to use as a log starter or for fake type logs. A clamp or safety spacer should be installed on the damper to keep it from closing all the way, this will allow gases to escape up the chimney in case of any gas leaks.

A free standing fireplace is really just a wood stove. Keep flammables at least 36 inches away from these units as they put out a tremendous amount of heat

Fireplaces should be cleaned to prevent the build-up of creosote in the flue, which can cause a chimney fire. Some fireplaces may emit smoke into the house during use, testing for this is not part of the inspection. Ask the sellers if they ever had problems with this. If this happens, contact a qualified chimney specialist for review and repair

Kitchen

Note

Be advised that dishes, stored items, etc. almost always restrict the views of the counter tops, insides of cabinets, pantries, dishwashers, sinks and drainpipes. The dishes and stored items are not moved during the inspection and hidden conditions may not be seen. Recommend you look at these areas and re-check all appliances for proper operation on your final walkthrough.

Counter / Cabinets

Counter top and cabinets will be looked at. A random sampling of cabinet door and drawers will be tested.

Range / Cooktop

The heating elements are tested and checked to see if they turn on or get hot. Calibrations of cooking time, temperatures of the heating elements and self-cleaning devices are not included in this inspection

Built-in Dishwasher

The inspection includes the inside area, dish racks and door seals. We operate the unit on the "normal wash" cycle to see if the motor runs, if it fills and drains and for any visible leaks (Be advised – we are not responsible for any leaks under the dishwasher as this area is usually not visible for inspection). The inspection cannot test the effectiveness or working cycles of the dishwasher. Dishwashers are not disassembled for inspection. Portable dishwasher are not tested or included in this inspection.

We look for an air gap device or high loop in the drain line. This prevents water from the disposal running back into the dishwasher. If one is not installed, an air gap device can be installed on top of the sink, or you could loop the drain hose inside the cabinet so it is higher than the bottom of the sink drain and fasten it to cabinet so it won't fall down.

Garbage Disposal

Disposals are handy devices but are responsible for many drains being stopped up. Let the water run for about 15 seconds after the unit is finished to help clear the drain lines. Inexpensive tools can be purchased if the disposal is jammed. If it is jammed and hums, press the reset button located on the bottom or on the side after unjamming the unit. Disposals can leak at any time, replacement may be required

Sink / Faucet

We check the sink and faucet for proper water flow and leaks. We also check under the sink for drainage leaks, and major corrosion of the sink, supply and visible drain lines. Many times cleaning supplies will block the view of the pipes. These items are not moved during the inspection;

hidden damages may not be seen or found, we recommend you run the water and check damage or leaks during your final walkthrough or after the occupants have moved out.

Misc. Appliances

These built-in appliances are tested to see if they operate, but we cannot evaluate them for their performance, settings or cycles

Not Included; Oven self-cleaning operations, timers, clocks, water filter systems, compactors compaction capability, dishwasher cleaning effectiveness, refrigerators, portable dishwashers and portable microwaves.

Interiors

Note

Views of the floors, walls, closets, windows, doors and outlets are almost always somewhat restricted because of furnishings, pictures, paneling, carpet, rugs, etc. These items are not moved during the inspection and hidden conditions or defects may be present. Only the items that are accessible, visible or tested are included in the report. We recommend you look at all areas on your final walk through prior to closing when the house hopefully is empty.

Ceilings and walls

Drywall is installed on most current houses, plaster is more common in older homes. Older acoustic ceilings may contain asbestos depending upon the age of the material in houses built up to the late 1970's or early 1980's. Testing acoustic material should be done prior to any work on the ceiling. Asbestos determination is beyond the scope of this inspection. Common items seen with drywall and plaster are nail heads pops and cracks. These are common cosmetic items and usually not put in the report for repair unless the inspector considers them a major or structural defect. If you feel these items should be repaired prior to closing, inform your agent about this. Repairs to these can be usually be done by a home owner or a handy person with knowledge in this area and are usually done when it's time to paint.

Mold / fungi, Water stains

Mold or other fungi may grow on or inside walls or ceiling cavity. Testing for mold is *not* part of this limited inspection. The inspector will not be able to ascertain if this condition exist inside walls or ceilings, or if it is hid from view. If the inspector see's what may be mold during the inspection, it will be noted in the report. If you see this while on your final walk through, and it was not visible during the inspection, have it further investigated prior to closing.

Water stains on the ceilings or walls can come from a variety of sources such as roof or plumbing leaks or something else. This inspection will probably not be able to determine the exact cause of the stain or weather the stains are old or new. Recommend you ask the seller for a history and current condition of any stained or patched areas. Depending on their answer, further investigation may be needed to determine the exact cause.

If you have any concerns about mold, if there are any water stains or water damage seen, or any water damage restoration has ever been done, recommend you have a mold test done prior to closing.

Flooring

Inspection of the floors is to identify major defects where visible. Cracked tiles are subjective defects, small cracks in tiles are most likely due to common shrinkage cracks in the concrete below and are cosmetic only that may not need replacing. These are not put in the report. Larger cracks over 1/4 inch indicate a more serious movement and should be further evaluated.

Furniture, rugs and carpet are not moved during the inspection and conditions may exist under these items. Look carefully at these areas on your final walkthrough. Floor covering, stains and odors are not part of this inspection

Interior doors

Interior doors that do not operate smoothly can usually be trim or adjusted to fit properly. During the summer months when we have high humidity, it is common that these doors can swell up and may be hard to close. The inspector may not mark this for repair due to when the high humidity goes away at the end of summer; these doors usually shrink back to their normal size. Monitor these doors or repair as you see needed..

Exterior Doors

Exterior doors need extra protection from the weather, make sure you keep them painted or stained. Install weather stripping if none is provided.

Be Advised; Intermittent rain seepage or leakage can occur at exterior door openings. If there is no roof covering over a door opening - leakage into the house is something you should expect. Consider having a roof installed over the door opening if this is a problem. Intermittent leakage occurrences (if any), and testing for this is not part of this inspection.

Windows

Windows are randomly checked in each room. Windows that do not have clear access or where an inspector would have to reach over, around or crawl on something are not inspected. Check them when house is empty. Screens are considered cosmetic items and may not be mentioned in the report. If repairs are needed, hardware stores can do this usually at a very low cost.

The condition of the windows stated in the report is *not* a warranty or guarantee that these are presently free of leaks or will remain free of leaks. If a window shows leaks or defects, have a repair person check all windows for similar or additional defects. If you notice a problem after you move in, contact a window company for repair.

Older wood and metal framed single pane windows will have air leaks, this is typical. Upgrading to newer type dual pane windows is an option.

Dual pane windows can lose their seal. If this happens, moisture or fogging may appear between the panes of glass and then disappear depending on the weather conditions. It is not always possible to notice this defect in these windows if it exists. Defects will be included in the report only if it is seen during the inspection.

Tempered safety glazing (glass) is usually not found in older houses, this can be installed in more vulnerable areas such as windows close to the floor, by doors, bench seats next to windows, etc. 3M makes a "safety film" that might be able to be installed on existing glass instead of replacing the window. A window and door company can tell you more about this.

If your windows have security bars on them, learn how to use them when you move in. These are not tested during the inspection

Smoke Detectors

Recommend you test them as soon as you move into the house, and make sure there is a working detector in the halls and every bedroom. Consider replacing smoke detectors over 10 years old.

Not Included

Per our State Standards and inspection agreement - any type window coverings (blinds, shutters, curtains, shades, etc.) typical minor cracks, nail pops or flaws in walls ceilings and floors, telephone system, burglar alarms, intercoms, central vacuum systems, floor coverings, cosmetic items. Chinese Drywall – the inspector is not qualified to detect the presence, issues and it's potential problems as this is beyond the inspection scope. Ask seller about all these items.

Bathrooms

Note

Be advised that views of the counter tops, inside the cabinets and drainpipes are almost always blocked by personal items. These items are not moved during the inspection and hidden conditions or defects may not be seen. Look at these areas on your final walk through.

Toilets

Toilets are flushed and checked for leaks. Toilets that are loose at the floor may require new wax seals and possible flange repair. If no leaks are seen, the toilet may just require tightening to the floor. If a toilet appears to flush by itself every once in a while, it will be noted in the report only if it is detected during the inspection. Cloth covers on seats and tank lids are not removed. Supply valves at the wall are not tested due to the possibility of leaking if it is turned.

Sinks

We check the counter tops, cabinets and sinks. The faucets are tested for proper water flow and leaks. We also check under the sink for proper drainage, leaks and major corrosion of the sink, supply and drain lines. Shut off supply valves at the wall are not tested due to possibility of leaking.

Bathtub / Shower

Our inspection includes inspecting the tub, shower surround and testing the water flow and drainage. Be advised -The amount of water we use for testing does not simulate every day usage. Water flow or drainage may be different after you move in. Shower enclosure doors are made of plastic or tempered safety glass. Tempered glass is identifiable by a manufacturer's stamp usually found at one of the corners. Safety glass is not always identifiable. The inspector does not review whether the glass is safety glaze or not. If you do not see a stamp on the glass, use caution when using the shower. Non safety glass can be dangerous if broken, Periodically check the caulk and grout on the tile walls and shower enclosures, keeping this in good condition is important to avoid leakage and wall deterioration and damage. Tub drain stoppers are not tested.

Ventilation / Heating

All bathrooms should have some type of ventilation consisting of either a window or exhaust fan. This is used to remove any excess moisture or smells. If none is present, consider having one installed

Laundry Room /Area

Laundry Facilities

Any comments made on the water supply and drain fixtures are on their installation only, not on their function as these are not tested. Recommend you ask the seller about the effectiveness of the hot and cold water supply and drainage. If you have a concern about any of these items, have them tested prior to your final walk through or closing. If any repairs are needed, they should be done by professionals prior to closing.

The inspector may turn on the washer and dryer just for a moment if they are installed only to see if water and power is supplied to these appliances, but the appliances themselves are not tested or included as per the inspection agreement.

Note: The inspector does not hook up, move or test washing machine and dryers. The water lines, supply valves and drain lines are not tested, as this is not within the scope of the inspection.

Pool / Spa (if applicable)

Note:

Pool and/or spa's and equipment are not inspected if they are partially or fully drained.

Pool/spa and equipment area

The pool / spa body, coping, tile, decking, and equipment will be inspected for reasonable cleanliness and for major deterioration. The timer or switch will be turned on to verify the motor operates and no leaks are seen at the pump, valves, visible pipes, filter, and heater (if there is one). The heater is operated only if it is in service, otherwise it is visually checked for water leaks and excessive deterioration only.

Fencing / Alarms

Fencing should surround the entire pool area and be non-climbable 5 foot high with openings no larger than 4 inches, gates should open away from the pool and be self-closing and self-latching with latches at a minimum height of 54 inches.

Windows and doors that have access to the yard where the pool/spa is located can have alarms installed on them to alert you when these are opened.

It is recommended that ALL houses with pool / spas have fences or be upgraded to these items mentioned above for additional safety. Contact a Pool company for more information if needed.

Not included

The cleaning efficiency and interior components of the filter.

The cleaning efficiency of the in the pool cleaning system, chlorinators or other chemical cleaning devices.

The operation of the back flow valve, manuel valves, electronic valves or valves controlled by remote controls.

The operation of the timer beyond the manuel on/off switch,

Water quality, or the detection of leaks in the pool /spa and underground water lines.

We recommend you ask the sellers about these items and/or contact a pool company for a more extensive review of these items to confirm they are in good working condition prior to closing.

If the pool has a cover on it – we do not remove it - the owner or their representative must remove or open and close the cover as these sometimes can have a tendency to rip.

ADDITIONAL ITEMS!



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FINAL WALK-THROUGH CHECK LIST

Address: _____ Date: _____
 (*Property of Home One Property Inspections - May not be reproduced in whole or part)

A home inspection can only tell you about the condition of the house at the time of the inspection. We advise you to use this checklist on your final walk through of the property to reconfirm the condition of the house before you buy it because items or systems can fail at any time. You should look at all areas inside and outside the house and operate all systems and appliances (weather permitting) to make sure they are working prior to closing. If anything is found that is different or defective from the original inspection, consult your Realtor and the seller prior to closing.

		<u>Needs</u>			<u>Needs</u>
GENERAL	OK	Attention	KITCHEN / BATHROOMS	OK	Attention
Have the agreed upon repairs been completed?	<input type="checkbox"/>	<input type="checkbox"/>	Do all the appliances work?	<input type="checkbox"/>	<input type="checkbox"/>
Are warranties and/or guarantees available for any items repaired ?	<input type="checkbox"/>	<input type="checkbox"/>	Does the exhaust fan work?	<input type="checkbox"/>	<input type="checkbox"/>
			Cabinets and counters?	<input type="checkbox"/>	<input type="checkbox"/>
BASEMENT/CRAWL SPACE			HEATING AND COOLING	<input type="checkbox"/>	<input type="checkbox"/>
Is the area dry?	<input type="checkbox"/>	<input type="checkbox"/>	Does the heating system work?	<input type="checkbox"/>	<input type="checkbox"/>
Are there any signs of water?	<input type="checkbox"/>	<input type="checkbox"/>	Does the air-conditioning system or evaporative cooler work?	<input type="checkbox"/>	<input type="checkbox"/>
Is the sump pump functioning?	<input type="checkbox"/>	<input type="checkbox"/>	Is there heating and/or cooling in each habitable room?	<input type="checkbox"/>	<input type="checkbox"/>
SITE AND GROUNDS			ATTIC		
Have any concrete driveways, walkways, sidewalks or patios cracked or settled?	<input type="checkbox"/>	<input type="checkbox"/>	Are there any signs of leaks?	<input type="checkbox"/>	<input type="checkbox"/>
Is there any new damage or deterioration to decks, steps, fence, gate or retaining walls?	<input type="checkbox"/>	<input type="checkbox"/>	Are there any signs of birds, rodents or animals?	<input type="checkbox"/>	<input type="checkbox"/>
GARAGE			WALLS, CEILINGS AND FLOORS		
Does the door operate properly?	<input type="checkbox"/>	<input type="checkbox"/>	Are there any new water stains?	<input type="checkbox"/>	<input type="checkbox"/>
Does the automatic door opener operate; stop and reverse properly?	<input type="checkbox"/>	<input type="checkbox"/>	Have any previous stains become larger?	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	<input type="checkbox"/>	<input type="checkbox"/>	Are there any new interior cracks?	<input type="checkbox"/>	<input type="checkbox"/>
Do all the fixtures work?	<input type="checkbox"/>	<input type="checkbox"/>	Have previously cracks become larger?	<input type="checkbox"/>	<input type="checkbox"/>
Is there adequate flow from faucets at all areas?	<input type="checkbox"/>	<input type="checkbox"/>	Are the carpets now stained or damaged?	<input type="checkbox"/>	<input type="checkbox"/>
Are there any drain or faucet leaks?	<input type="checkbox"/>	<input type="checkbox"/>	Is there any cracked or broken tiles?	<input type="checkbox"/>	<input type="checkbox"/>
Do the tubs and sinks drain?	<input type="checkbox"/>	<input type="checkbox"/>	Any cracked or broken windows?	<input type="checkbox"/>	<input type="checkbox"/>
Is the hot water heater working?	<input type="checkbox"/>	<input type="checkbox"/>	Are any double-pane windows fogged or dirty <i>between</i> the glass?	<input type="checkbox"/>	<input type="checkbox"/>
Do the washer and dryer work?	<input type="checkbox"/>	<input type="checkbox"/>	Have permanent fixtures been removed?	<input type="checkbox"/>	<input type="checkbox"/>
			Is there noticeable pet odor?	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL			ROOF		
Do all the lights work?	<input type="checkbox"/>	<input type="checkbox"/>	Are there any signs of roof leaks?	<input type="checkbox"/>	<input type="checkbox"/>
Do all the switches work?	<input type="checkbox"/>	<input type="checkbox"/>	Has the roof surface been damaged?	<input type="checkbox"/>	<input type="checkbox"/>
Do the smoke detectors work?	<input type="checkbox"/>	<input type="checkbox"/>	Are all downspouts attached?	<input type="checkbox"/>	<input type="checkbox"/>
Does the doorbell work?	<input type="checkbox"/>	<input type="checkbox"/>	Are the gutters clean and aligned?	<input type="checkbox"/>	<input type="checkbox"/>
POOL / SPA					
Pool or spa working?	<input type="checkbox"/>	<input type="checkbox"/>			



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RE-INSPECTION

How do you know repairs you requested were done?

We estimate that about 75% of the times we do re-inspections; we find there are repairs that are not done or done correctly. So an optional item we offer is to return to the house prior to closing and re-inspect the defective items we noted in the report that you requested to be repaired.

Here's how it works...

Make a copy of the "**General Summary pages**" found in your inspection report. Put an "X" in front of "each individual item" you want re-inspected, and then Fax or E-mail this to our office. We need this so we know in advance what you want re-inspected and to assure we inspect the correct items

HERE IS A SAMPLE OF HOW TO MARK ITEMS: (15.1 has three individual items to be marked X)

15. DOORS (Interior)

15.1 Door Knob / Dead Bolts

Repair or Replace using Appropriate Person

- X (1) Door knob is defective at master bedroom and needs to be replaced
- X (2) Deadbolt is missing at front door, a new one should be installed
- X (3) Door knob does not latch at hall bathroom, recommend this be repaired

- Do not send any other type of re-inspection list as these will not be accepted. We also do not take a list of items over the phone
- We only re-inspect items in the inspection report that are repaired by licensed contractors; these people must guarantee or warranty their work. (We do not inspect items repaired by homeowners, unlicensed repair persons, etc.).
- If possible have receipts from the repair companies at the house for us to review at time of the re-inspection, indicating what repairs were done along with a warranty that extends to you - the new owner.
- Call us when you know you want a re-inspection; Give us an estimated 2 day time frame you would like to have it.
- The way we keep the cost of your re-inspection low is to schedule them in between our full priced home inspections. So Re-inspections times and days may not be schedule during this phone call until we know what full priced inspections we have on the days you requested. We will try to do our best to accommodate your desired days and time.
- We will call you a few days prior to your re-inspection to confirm a day and time that works for you.

Inspection Fee; Here's the best part - you pick how much this will cost - The fee is \$150.00 for the first 20 items re-inspected and \$5.00 for each item after that. (To help keep cost low, we suggest, you look at the minor and/or homeowner repaired items and let us inspect the major items). Payment is due at the time of the re-inspection. Prices may also vary depending on location.

