



# Inspection Report

**Joe Homebuyer**

**Property Address:**

1234 E. Main St  
Phoenix AZ 85040



**Buy It Right Home Inspections LLC**

**Dustin Dixon 64495  
16088 W. Canterbury Dr.  
Surprise, AZ 85379**

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<b>Date:</b> 5/18/2019	<b>Time:</b> 10:00 AM	<b>Report ID:</b> 20190518-1234-E-Main-St
<b>Property:</b> 1234 E. Main St Phoenix AZ 85040	<b>Customer:</b> Joe Homebuyer	<b>Real Estate Professional:</b> Susie HomeSeller Sell It Home Realty

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Satisfactory (S)** = The Inspector visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Repair or Replace (RR)** = The item, component or unit is **NOT** functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Review** = This item has been noted so that it may be reviewed by the buyer. The item, component or unit may or may not be a requirement at the time of construction. The inspector recommends reviewing and making changes as customer feels necessary.

**Not Inspected (NI)** = The Inspector did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**In Attendance:**

Customer, Seller Agent

**Type of building:**

Single Family (1 story)

**Occupancy::**

Occupied

**Approximate age of building:**

2014

**Home Faces:**

NW

**Temperature:**

Approximately 85° (F)

# 1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

## Styles & Materials

<b>Foundation:</b> Slab on grade	<b>Floor Structure:</b> Concrete (1st)	<b>Wall Structure:</b> Wood Frame
<b>Ceiling Structure:</b> Engineered wood trusses	<b>Roof Structure:</b> Engineered wood trusses	<b>Roof-Type:</b> Gable

		S	R	RR	NI	NP
1.0	Foundations (Basements and Crawlspce)	•				
1.1	Floors	•				
1.2	Walls	•				
1.3	Roof and Ceilings	•				
1.4	Columns or Piers	•				
		S	R	RR	NI	NP

S= Satisfactory, R= Review, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

## Comments:

- 1.0 Inspection of the foundation was limited. Most of the foundation is covered and is not visible.
- 1.1 Most of the floors are covered and structural components are not visible. If flooring is removed the underlying concrete will most likely have some cracking. Shrinkage and settling cracking is normal and expected.
- 1.2 Inspection of wall structural members was limited. Walls are covered and structural members are not visible.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



### Styles & Materials



Roof Covering:

Wood shakes

Viewed roof covering from:

Walked roof


Sky Light(s):

N/A

		S	R	RR	NI	NP
2.0	Roof Coverings			•		
2.1	Roof Drainage Systems			•		
2.2	Flashings and Roof Penetrations			•		
2.3	Skylights and Chimneys			•		
		S	R	RR	NI	NP

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Comments:

 **2.0 (1)** Back side - Ridge shingle is loose and could blow off. Recommend securing shingle.



2.0


 **2.0 (2)** SE side - Ridge shingles are damaged. Recommend repair by qualified roofing contractor.



2.0



2.0


 **2.0** (3) Observed some areas of cracking around perimeter of flat roof. Recommend sealing these areas to prevent moisture penetration into substructures..



2.0

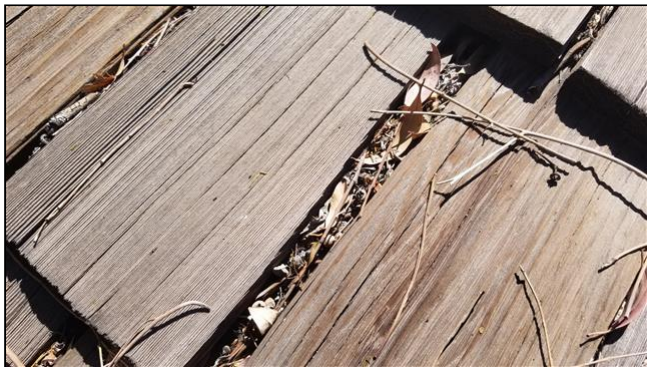


2.0

 **2.1** Front of home - Observed areas with excessive debris. Excessive debris can cause water to back up, trap moisture and cause premature failure of roof coverings. Recommend removal of debris. The gutter is full of debris and dirt. Recommend cleaning to allow proper drainage of system.



2.1



2.1




2.1



2.1



 **2.2** Cracking elastomeric coating observed. Recommend sealing flashing for HVAC system that was added after roof coating.



2.2

 **2.3** Observed some areas of peeling paint on chimneys chase. Recommend painting to protect substructure from moisture penetration.



2.3



2.3

.....  
The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



#### Styles & Materials

**Attic Insulation:**

Blown  
Foam

**Floor System Insulation:**

Single Level (concrete)

**Ventilation:**

None found

**Dryer Power Source:**

220 Electric  
Gas Connection

**Dryer Vent:**

Metal

**Method used to observe attic:**

From entry

Attic info:

Scuttle hole  
Light in attic

		S	R	RR	NI	NP
3.0	Attic insulation		•			
3.1	Attic Ventilation	•				
3.2	Venting Systems (Kitchens, Baths and Laundry)	•				
3.3	Insulation Under Floor System	•				
		S	R	RR	NI	NP

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Comments:

**3.0** Inspection of the roof structure and attic is limited due to insulation covering most of the attic and access being restricted. No obvious issues or leaks were observed. Rodent trap observed in attic.



3.0

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 4. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Exterior Entry Doors:**

Steel

Aluminum/Glass Sliding

**Appurtenance:**

Covered patio

Covered porch

**Driveway:**

Pavers

		S	R	RR	NI	NP
4.0	Stem Wall	•				
4.1	Wall Cladding		•			
4.2	Flashing and Trim	•				
4.3	Eaves, Soffits and Fascias	•				
4.4	Doors (Exterior)	•				
4.5	Windows	•				
4.6	Decks, Balconies, Patios, Railings and Steps	•				
4.7	Walks and Driveway			•		
4.8	Fencing/Rataining Walls			•		
4.9	Grading and Drainage	•				
4.10	Gates	•				
4.11	Vegetation	•				
		S	R	RR	NI	NP

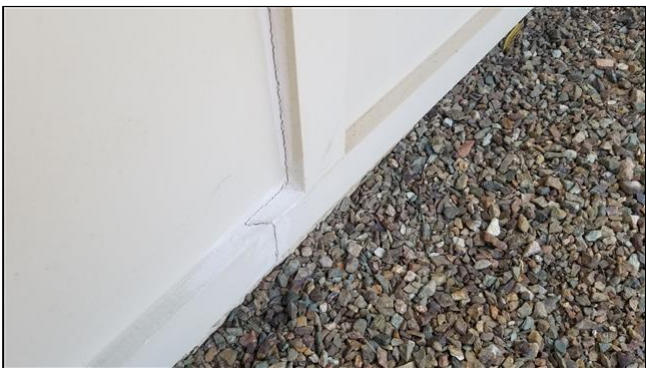
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Comments:


**4.1** The siding/trim is cracking. Recommend sealing areas to prevent moisture penetration into substructures.



4.1



4.1


 **4.7** Several broken and loose pavers observed in driveway. Recommend repair



4.7



4.7

 **4.8** (1) Front of home - Observed cracking in retaining wall in several areas. This does not appear to compromise the structural integrity at this time.




4.8



4.8



4.8


 **4.8 (2)** Metal entry gate is rusting. Recommend prep and paint to prevent further deterioration. Recommend redirecting sprinklers to eliminate spray on metal structures. Gate contacts ground and will not fully open. Recommend adjustment.



4.8



4.8

 **4.8 (3)** Some areas around base of fencing are spalling. This is caused by excessive moisture. Recommend verifying that sprinkler systems and neighbors sprinkler/drip systems are not over watering in these areas and soaking through. Recommend painting these areas to protect block from deterioration.



4.8

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board	<b>Floor Covering(s):</b> Tile Hardwood T&G
<b>Interior Doors:</b> Solid	<b>Window Types:</b> Dual Pane	<b>Cabinetry:</b> Wood
<b>Countertops:</b> Marble		

		S	R	RR	NI	NP
5.0	Ceilings		•			
5.1	Walls			•		
5.2	Floors	•				
5.3	Counters, Cabinets, Closets	•				
5.4	Doors (representative number)		•			
5.5	Windows (representative number)		•			
5.6	Steps, Stairways, Balconies and Railings	•				
5.7	Bathroom		•			
		S	R	RR	NI	NP

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Comments:

**5.0** Normal wear and tear as well as common minor drywall cracking observed in ceilings and walls. Evidence of repairs in the kitchen above refrigerators.



5.0




5.0

 **5.1** (1) Minor damage noted in master bath toilet room.



5.1

 **5.1** (2) Guest bath off of game room - Moisture damage observed at edge of shower. This is an active leak. Moisture is present. Recommend repair.




5.1

**5.4** Master bath exterior door does not fully open due to installation of blinds.



5.4

 **5.5** Several - Windows is cracking around perimeter of window. This is a cosmetic issue. Repair as needed.



5.5

**5.7** Hall guest bath entry - no exhaust fan present. This is for your information.

.....

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 6. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		S	R	RR	NI	NP
6.0	Dishwasher	•				
6.1	Ranges/Ovens/Cooktops	•				
6.2	Range Hood (s)	•				
6.3	Food Waste Disposer	•				
6.4	Microwave Cooking Equipment	•				
6.5	Refrigerator			•		
		S	R	RR	NI	NP

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### Comments:

 **6.5** Ice maker at wet bar has frozen over. Recommend repair.



6.5

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



### Styles & Materials


<b>Water Source:</b> Public	<b>Supply Pressure:</b> 85psi	<b>Plumbing Water Supply (into home):</b> Copper at least 3/4"
<b>Plumbing Water Distribution (inside home):</b> PEX	<b>Plumbing Waste:</b> ABS	<b>Washer Drain Size:</b> 2" Diameter
<b>Water Heater Power Source:</b> Gas (quick recovery)	<b>Water Heater Capacity:</b> Tankless	<b>Water Heater Location:</b> Exterior
<b>Water Filters:</b> Whole house conditioner (Filtration/Softening systems are not inspected)		

		S	R	RR	NI	NP
7.0	Main Water Shut-off Device (Describe location)	•				
7.1	Plumbing Water Supply, Distribution System	•				
7.2	Support and Insulation	•				
7.3	Fixtures and Facuets			•		
7.4	Waste and Vent Piping System	•				
7.5	Functional Flow	•				
7.6	Functional Drainage			•		
7.7	Hot Water Systems, Controls, Automatic Safety Controls, Chimneys, Flues and Vents	•				
7.8	Main Fuel Shut-off (Describe Location)	•				
7.9	Bathroom	•				
7.10	Laundry	•				
		S	R	RR	NI	NP

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## Comments:

**7.0** Main water shut off located at front garage side of structure.

 **7.3 (1)** Guest bathroom off of the game room - tub faucet is loose does not function. Diverter valve for shower is stuck. Recommend repair.




7.3

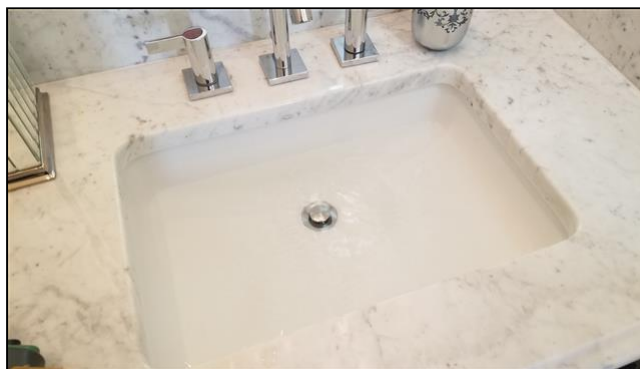
 **7.3 (2)** Atrium to guest quarters - piping is corroded and appears to have previously leaked. Recommend repair



7.3



 **7.6** Functional drainage was visually observed from all fixtures and appears to be slow at the Guest bath sink (front). Recommend repair.



7.6

**7.7** Corrosion at water heater piping both units same location. Recommend repair by qualified plumber.



7.7 SW side exterior



7.7



7.7



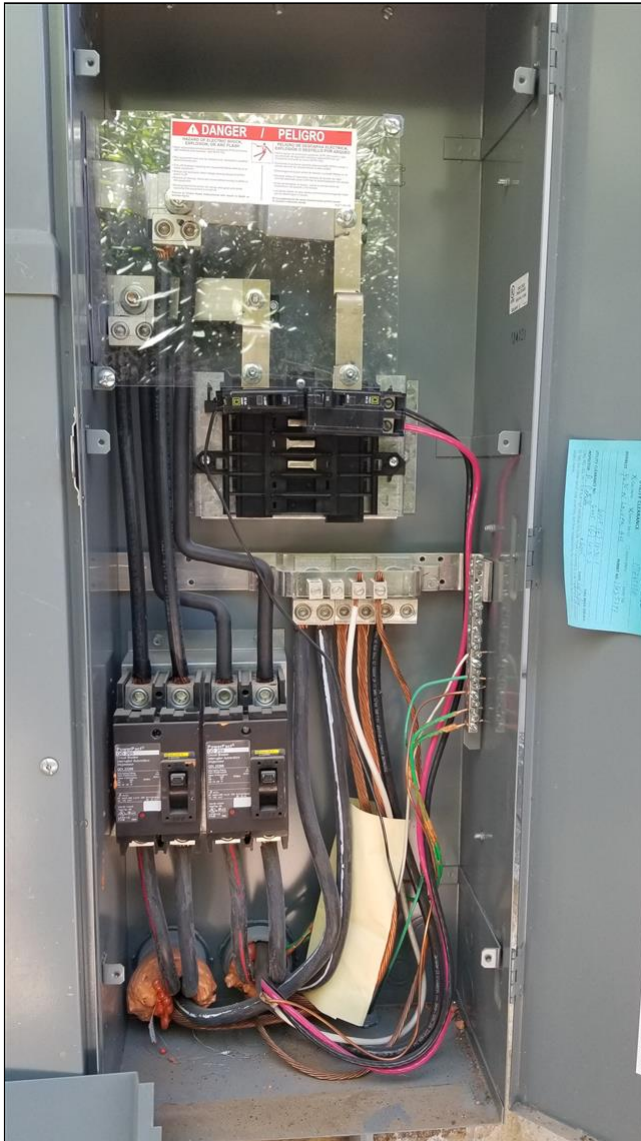
7.7 NE side exterior

**7.8** Main fuel shut-off is located on garage side of structure.

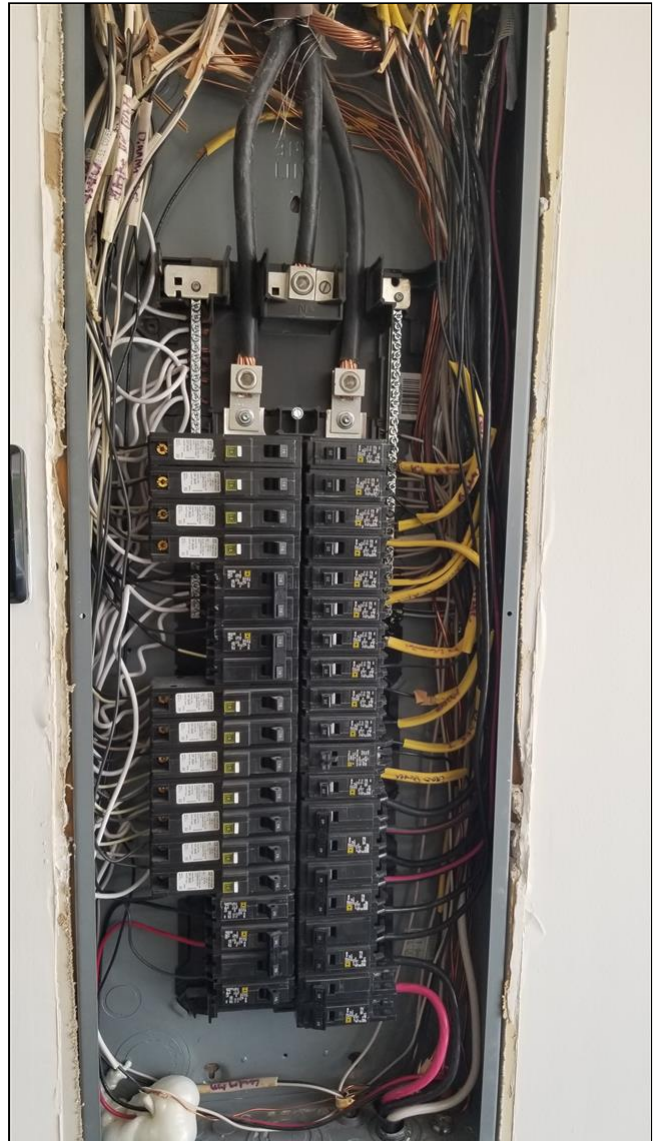
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

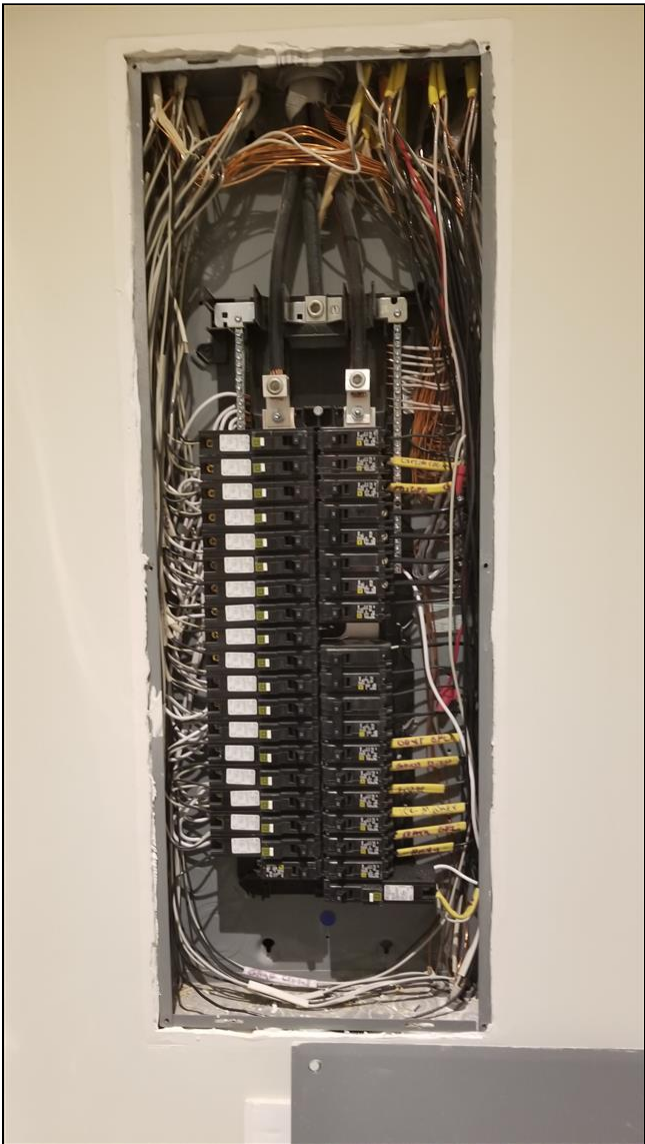


Main



Panel A





Panel B

Styles & Materials

Electrical Service Type:

220 volts  
Below ground

Service Ground:

Not visible

Panel Capacity:

400AMP

Panel Type:

Circuit breakers  
AFCI Breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex



		S	R	RR	NI	NP
8.0	Location of Main and Distribution Panels	•				
8.1	Service Entrance & Conductors	•				
8.2	Service and Main and Distribution Panels, Main Overcurrent Device, Grounding Equipment			•		
8.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•				
8.4	Connected Devices and Fixtures (Ceiling Fans, Lighting Fixtures, Switches)	•				
8.5	Receptacles (polarity, grounding, condition)	•				
8.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
8.7	Operation of AFCI (ARC Fault Circuit Interrupters)	•				
8.8	Smoke Detectors/Carbon Monoxide Detectors		•			
		S	R	RR	NI	NP

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## Comments:



**8.2** Panel B - 2 cover screws are not installed. Threads are stripped out. Recommend repair for safety.



**8.4** Atrium - The light fixture does not work (try bulb first).



8.4

**8.8** Smoke detectors were not tested due to security system being installed. Inspector did not want to inadvertently alert fire department. Please verify operation with seller

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.


## Styles & Materials

<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Cooling Equipment Energy Source:</b> Electric	<b>Number of AC Units:</b> Five
<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Heat Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> Five
<b>Distribution System:</b> Ductwork Insulated	<b>Types of Fireplaces:</b> Vented gas logs	<b>Operable Fireplaces:</b> Four

		S	R	RR	NI	NP
9.0	Cooling and Air Handler Equipment			•		
9.1	Presence of Installed Cooling Source in Each Room	•				
9.2	Normal Operating Controls	•				
9.3	Heating Equipment	•				
9.4	Presence of Installed Heat Source in Each Room	•				
9.5	Normal Operating Controls	•				
9.6	Automatic Safety Controls	•				
9.7	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				
9.8	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
9.9	Gas/LP Firelogs and Fireplaces	•				
		S	R	RR	NI	NP

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**Comments:**


 **9.0** (1) Both units near game room access hatch - Rust observed at mounting frame indicating condensate system is overflowing outside of panel. Rusting/staining also observed in secondary condensate drip pans of both units. Recommend evaluation from a qualified HVAC technician.



9.0




9.0

 **9.0** (2) Unit #5 - no secondary drip line present. System has been draining through panel. Recommend further evaluation by an HVAC technician.




9.0

 **9.0** (3) Unit # 4 - observed corrosion around condensate fitting indicating that fitting is not sealed correctly. Recommend further evaluation by an HVAC technician..





9.0

 **9.0** (4) Master bed - The ambient air test was performed by using thermometers on the air handler of the system in cool mode to determine if the difference in temperatures of the supply and return air are between 14° and 22° which indicates that the unit(s) is cooling as intended. This system had an average temperature difference of 21°F. This indicates the range in temperature drop is normal.

 **9.0** (5) Kitchen - The ambient air test was performed by using thermometers on the air handler of the system in cool mode to determine if the difference in temperatures of the supply and return air are

between 14° and 22° which indicates that the unit(s) is cooling as intended. This system had an average temperature difference of 22°F. This indicates the range in temperature drop is normal.

 **9.0** (6) Guest room Game room - The ambient air test was performed by using thermometers on the air handler of the system in cool mode to determine if the difference in temperatures of the supply and return air are between 14° and 22° which indicates that the unit(s) is cooling as intended. This system had an average temperature difference of 19°F. This indicates the range in temperature drop is normal.

 **9.0** (7) Guest Bedroom front - The ambient air test was performed by using thermometers on the air handler of the system in cool mode to determine if the difference in temperatures of the supply and return air are between 14° and 22° which indicates that the unit(s) is cooling as intended. This system had an average temperature difference of 21°F. This indicates the range in temperature drop is normal.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# 10. Garage

## Styles & Materials

**Garage Door Type:**  
Automatic Opener  
Triple

**Garage Door Material:**  
Metal  
Insulated

		S	R	RR	NI	NP
10.0	Garage Ceilings (including Firewall Separation)	•				
10.1	Garage Walls (including Firewall Separation)	•				
10.2	Garage Floor	•				
10.3	Occupant Fire Rated Door (from garage to inside of home)	•				
10.4	Garage Door(exterior)	•				
10.5	Vehicle Garage Door(s)	•				
10.6	Garage Door Operators	•				
		S	R	RR	NI	NP

S= Satisfactory, R= Review, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

## Comments:

10.0 Common minor cracking observed in ceiling drywall.

10.1 Common minor cracking observed in drywall.

10.2 Common cracking of concrete observed. This is a normal occurrence with shrinkage and settling.

# 11. Lawn Sprinklers

		S	R	RR	NI	NP
11.0	Sprinkler Operation	•				
		S	R	RR	NI	NP

S= Satisfactory, R= Review, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

## Comments:

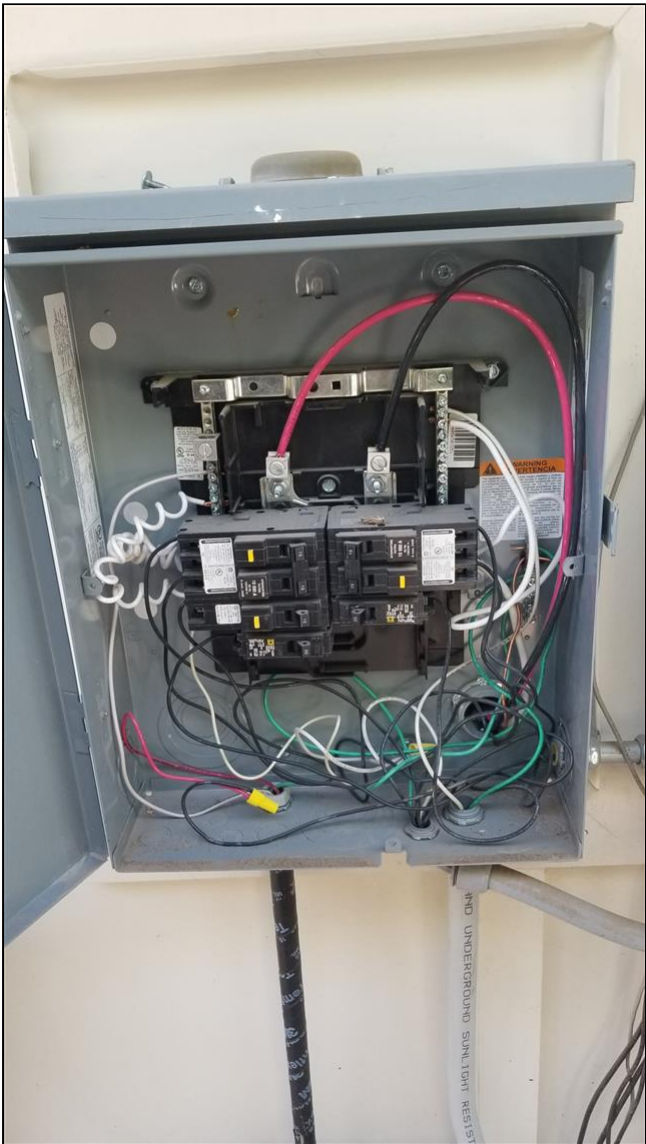
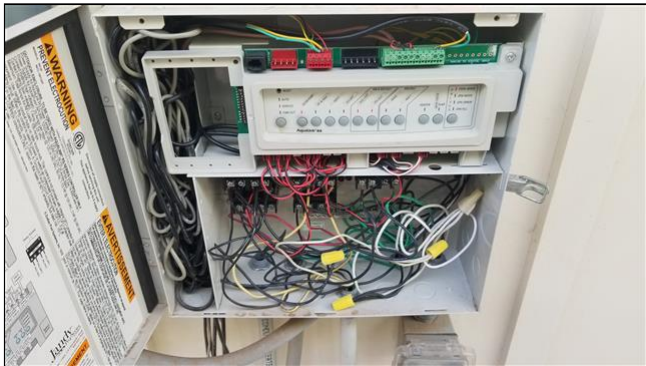
**11.0** This was a basic system check included as a courtesy at no charge with the standard inspection. Individual heads, sprayers, connections etc were not inspected. System was started via manual operation using automatic controller. System appears to be functioning.

## 12. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

**A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: [http://www.ihf.org/foryourhealth/article\\_children.html](http://www.ihf.org/foryourhealth/article_children.html)**





Styles & Materials

Style:

In ground  
Heated

Shape:

Square

Wall Material:


Gunitite (concrete)



		S	R	RR	NI	NP
12.0	Operational Condition of Pool	•				
12.1	Is pool clean?	•				
12.2	Equipment Pedestal	•				
12.3	Equipment Bonding	•				
12.4	Electrical condition (Outlets/Lighting GFCI protected)	•				
12.5	Pumps for Circulation of Water	•				
12.6	Blower			•		
12.7	Filter	•				
12.8	Piping & Valves			•		
12.9	Pool Heaters			•		
12.10	Cleaning System	•				
12.11	Decking and coping	•				
12.12	Surface Walls and Floor of Pool	•				
12.13	Aerator					•
12.14	Drains	•				
12.15	Lights	•				
12.16	Returns and Jets	•				
12.17	Skimmer	•				
12.18	Permanent Accessories Condition	•				
12.19	Water Level should be within inches from Rim to allow an easier climb out.	•				
12.20	Steps and ladders	•				
12.21	Does the surface around pool encourage drainage away from pool?	•				
12.22	Is the pool fenced? Condition?					•
12.23	Pool Fencing Gate					•
12.24	Does the fence have a self closing latch and a lock on door?					•
		S	R	RR	NI	NP


S= Satisfactory, R= Review, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

**Comments:**

 **12.6** Several spa therapy heads do not produce blower agitation. Recommend evaluation from a qualified pool repair technician.




12.6

 **12.8** Majority of misting system heads are plugged. Recommend cleaning.



12.8

 **12.9** Missing sediment trap for gas line at pool heater. Recommend repair by a qualified plumber.



12.9

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 13. Outdoor Cooking Equipment

## Styles & Materials

**Fuel Source:**

Natural gas

		S	R	RR	NI	NP
13.0	Cooking Equipment		•			
		S	R	RR	NI	NP

S= Satisfactory, R= Review, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

## Comments:

**13.0** Hot water is not present at patio.



13.0

Summary



Buy It Right Home Inspections LLC

16088 W. Canterbury Dr.  
Surprise, AZ 85379

Customer  
Joe Homebuyer

Address  
1234 E. Main St  
Phoenix AZ 85040

**This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.** The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home

2. Roofing

2.0 Roof Coverings

Repair or Replace

- 
- (1) Back side - Ridge shingle is loose and could blow off. Recommend securing shingle.





2.0



(2) SE side - Ridge shingles are damaged. Recommend repair by qualified roofing contractor.



2.0



2.0



(3) Observed some areas of cracking around perimeter of flat roof. Recommend sealing these areas to prevent moisture penetration into substructures..



2.0



2.0

2.1 Roof Drainage Systems

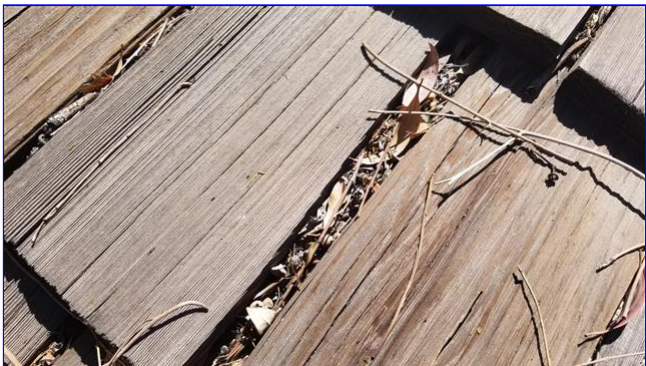
Repair or Replace



Front of home - Observed areas with excessive debris. Excessive debris can cause water to back up, trap moisture and cause premature failure of roof coverings. Recommend removal of debris. The gutter is full of debris and dirt. Recommend cleaning to allow proper drainage of system.



2.1



2.1



2.1



2.1

2.2 Flashings and Roof Penetrations

Repair or Replace


 Cracking elastomeric coating observed. Recommend sealing flashing for HVAC system that was added after roof coating.



2.2

2.3 Skylights and Chimneys

Repair or Replace

 Observed some areas of peeling paint on chimneys chase. Recommend painting to protect substructure from moisture penetration.





2.3




2.3

4. Exterior

4.7 Walks and Driveway

Repair or Replace

 Several broken and loose pavers observed in driveway. Recommend repair




4.7



4.7

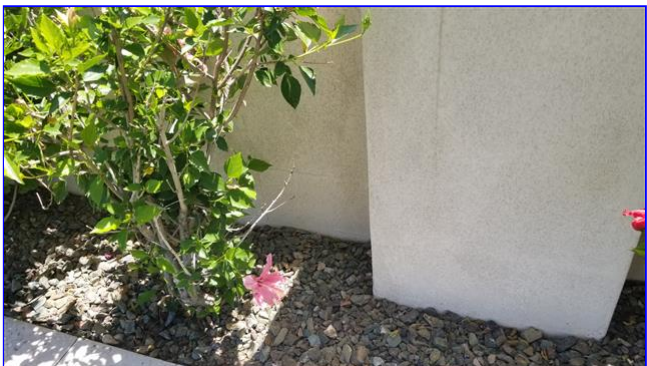
4.8 Fencing/Rataining Walls

Repair or Replace

 (1) Front of home - Observed cracking in retaining wall in several areas. This does not appear to compromise the structural integrity at this time.



4.8



4.8



4.8



(2) Metal entry gate is rusting. Recommend prep and paint to prevent further deterioration. Recommend redirecting sprinklers to eliminate spray on metal structures. Gate contacts ground and will not fully open. Recommend adjustment.



4.8



4.8



(3) Some areas around base of fencing are spalling. This is caused by excessive moisture. Recommend verifying that sprinkler systems and neighbors sprinkler/drip systems are not over watering in these areas and soaking through. Recommend painting these areas to protect block from deterioration.



4.8

## 5. Interiors

### 5.1 Walls

#### Repair or Replace



(1) Minor damage noted in master bath toilet room.

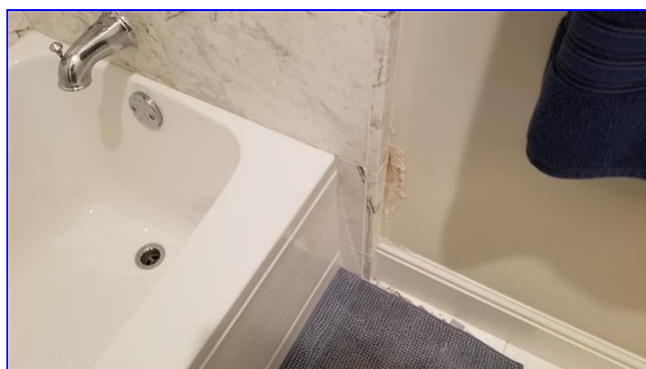




5.1



(2) Guest bath off of game room - Moisture damage observed at edge of shower. This is an active leak. Moisture is present. Recommend repair.



5.1

## 5.5 Windows (representative number)

### Review



Several - Windows is cracking around perimeter of window. This is a cosmetic issue. Repair as needed.



5.5

## 6. Built-In Kitchen Appliances

### 6.5 Refrigerator

#### Repair or Replace



Ice maker at wet bar has frozen over. Recommend repair.



6.5

## 7. Plumbing System

### 7.3 Fixtures and Facuets

#### Repair or Replace



(1) Guest bathroom off of the game room - tub faucet is loose does not function. Diverter valve for shower is stuck. Recommend repair.



7.3



(2) Atrium to guest quarters - piping is corroded and appears to have previously leaked. Recommend repair



7.3

### 7.6 Functional Drainage

#### Repair or Replace



Functional drainage was visually observed from all fixtures and appears to be slow at the Guest bath sink (front). Recommend repair.



7.6

## 8. Electrical System

### 8.2 Service and Main and Distribution Panels, Main Overcurrent Device, Grounding Equipment Repair or Replace



Panel B - 2 cover screws are not installed. Threads are stripped out. Recommend repair for safety.

### 8.4 Connected Devices and Fixtures (Ceiling Fans, Lighting Fixtures, Switches)

#### Satisfactory



Atrium - The light fixture does not work (try bulb first).



8.4

## 9. Heating / Central Air Conditioning

### 9.0 Cooling and Air Handler Equipment

#### Repair or Replace



(1) Both units near game room access hatch - Rust observed at mounting frame indicating condensate system is overflowing outside of panel. Rusting/staining also observed in secondary condensate drip pans of both units. Recommend evaluation from a qualified HVAC technician.



9.0



9.0



(2) Unit #5 - no secondary drip line present. System has been draining through panel. Recommend further evaluation by an HVAC technician.



9.0



(3) Unit # 4 - observed corrosion around condensate fitting indicating that fitting is not sealed correctly. Recommend further evaluation by an HVAC technician..



9.0



(4) Master bed - The ambient air test was performed by using thermometers on the air handler of the system in cool mode to determine if the difference in temperatures of the supply and return air are between 14° and 22° which indicates that the unit(s) is cooling as intended. This system had an average temperature difference of 21°F. This indicates the range in temperature drop is normal.



(5) Kitchen - The ambient air test was performed by using thermometers on the air handler of the system in cool mode to determine if the difference in temperatures of the supply and return air are between 14° and 22° which indicates that the unit(s) is cooling as intended. This system had an average temperature difference of 22°F. This indicates the range in temperature drop is normal.



(6) Guest room Game room - The ambient air test was performed by using thermometers on the air handler of the system in cool mode to determine if the difference in temperatures of the supply and return air are between 14° and 22° which indicates that the unit(s) is cooling as intended. This system had an average temperature difference of 19°F. This indicates the range in temperature drop is normal.





(7) Guest Bedroom front - The ambient air test was performed by using thermometers on the air handler of the system in cool mode to determine if the difference in temperatures of the supply and return air are between 14° and 22° which indicates that the unit(s) is cooling as intended. This system had an average temperature difference of 21°F. This indicates the range in temperature drop is normal.

## 12. Swimming Pools, Equipment and Safety

### 12.6 Blower

#### Repair or Replace



Several spa therapy heads do not produce blower agitation. Recommend evaluation from a qualified pool repair technician.



12.6

### 12.8 Piping & Valves

#### Repair or Replace



Majority of misting system heads are plugged. Recommend cleaning.



12.8

### 12.9 Pool Heaters

#### Repair or Replace



Missing sediment trap for gas line at pool heater. Recommend repair by a qualified plumber.



12.9

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Buy It Right Home Inspections LLC  
16088 W. Canterbury Dr.  
Surprise, AZ 85379  
Inspected By: Dustin Dixon

Inspection Date: 5/18/2019  
Report ID: 20190518-1234-E-Main-St

Customer Info:	Inspection Property:
Joe Homebuyer	1234 E. Main St Phoenix AZ 85040
Customer's Real Estate Professional: Susie HomeSeller Sell It Home Realty	

Inspection Fee:			
Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:  
Payment Status:  
Note: