BUY IT RIGHT
HOME INSPECTIONS

Inspection Report

Joe Homebuyer

Property Address:
430 E Main St
Phoenix AZ 85024

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Dustin Dixon
License # 64495
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Phoenix, AZ 85040

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Date: 5/15/2024	**Time:** 09:00 AM	**Report ID:** 20240515-430-E-Main-St
Property: 430 E Main St Phoenix AZ 85024	**Customer:** Joe Homebuyer	**Real Estate Professional:** Rhonda Carstensen My Home Group

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 (R) = 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.

All pictures in this report are a representative sample for illustration, and not intended to reflect every defect found. (example: trim needing maintenance). It is the responsibility of any suggested repair personnel to address all of the defects associated with the defect illustrated in this report.

A home inspector is licensed with the state of Arizona as a generalist and hired for a visual inspection only. A home inspection is a compromise financially and for time versus having to hire individual specialists in each field which would be more costly and involve significantly more time. Any specialist recommended for further evaluation/repair may find further defects due to the level of invasiveness that they are able to obtain compared to a home inspector.

In Attendance:	**Type of building:**	**Occupancy::**
Inspector Only	Single Family (2 story)	Vacant
Approximate age of building:	**Home Faces:**	**Temperature:**
1986	South	Approximately 90° (F)

1. Roofing

The home inspector shall observe: Roof coverings; 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:

Concrete Tile
Roll Composition
Architectural Asphalt Shingle
Foam

Viewed roof covering from:

Aerial Drone (limited to visual only)

Sky Light(s):

N/A

Chimney (exterior):
Metal Flue Pipe

		S	R	RR	NI	NP
1.0	Roof Covering (Concrete Tile)			•		
1.1	Roof Covering (Ashpalt Shingle)			•		
1.2	Roof Covering (Roll Composition)			•		
1.3	Roof Covering (Flat Roof)			•		
1.4	Underlayment		•			
1.5	Roof Drainage Systems	•				
1.6	Flashings and Roof Penetrations			•		
1.8	Skylights and Chimneys					•
		S	R	RR	NI	NP

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

Comments:

1.0 (1) Tile is out of position. If tiles are far enough out, it can allow excessive moisture or UV rays to reach the underlayment causing premature failure. Recommend repair by a qualified roofing contractor. **Images may not be all inclusive and only representative of the types of repairs required.**

1.0

1.0 (2) Front side - one tile is missing. The underlayment and sheathing need to be be replaced; Recommend repair by a qualified roofing contractor.

1.0

1.1 The average life span of architectural shingles is 20-25 years in Arizona. The roof coverings are showing significant signs of ageing and are nearing or at the end of their useful life. Recommend consulting with a qualified roofing contractor regarding repairs/replacement.

1.1

1.1

1.2 The average life span of roll composition roofing is 10-12 years in Arizona. It is common for roll composition material to fail before or after expected life span due to many factors including temperature, winds, rain, pooling water, etc. The roof coverings are at the end of useful life. Recommend consulting with a qualified roofing contractor about required repairs.

1.2

1.2

1.3 (1) The elastomeric coating is deteriorated and at the end of its useful life. Recommend areas be re-coated as required by a qualified roofing contractor.

Elastomeric coatings have a limited life span typically 5 or 10 years depending on the product used. This is a regular maintenance item that will need to be re-applied as it deteriorates.

1.3

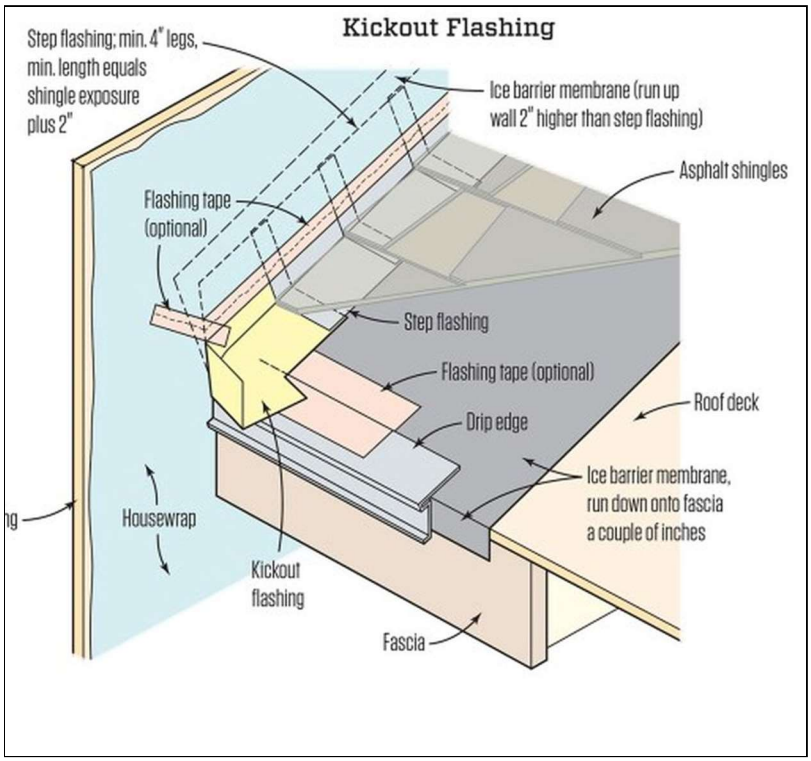
1.3

1.3 (2) 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 bird spikes should be removed from scupper to prevent them from catching debris and building up blockage.

1.3

1.4 A home inspection is a visual inspection intended to be a less expensive and time consuming compromise than hiring multiple trades. It is not possible to view the entire roofs underlayment. The average lifespan of underlayment varies from 20-30 years. The underlayment is at the end of its life. Recommend consulting with a qualified roofing contractor and obtaining an estimate for replacement. See 1.0

1.6 (1) Kickout flashing is missing in multiple areas. Kickout flashing directs water flow away from the structure which can cause moisture damage. This is currently a standard construction method. Recommend kickout flashing be added.



1.6 Kickout Flashing

1.6

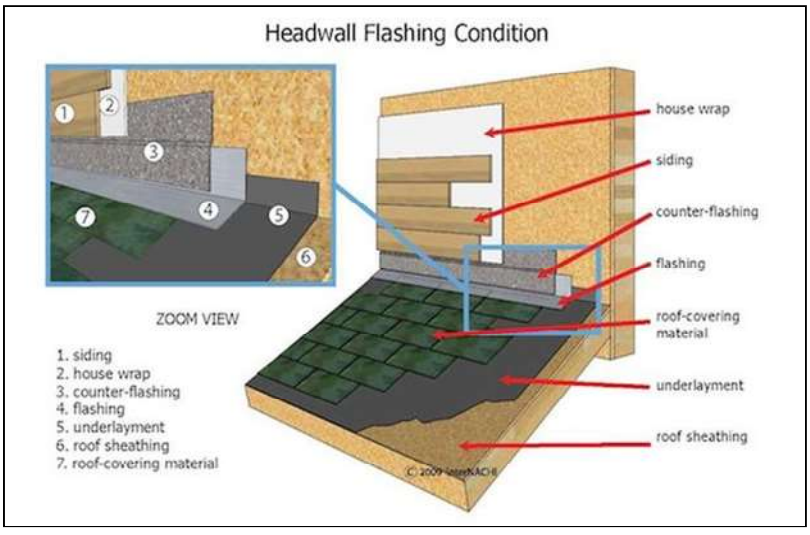
1.6

1.6

1.6 (2) The patio roof coverings were not installed to workmanlike standards. There is no flashing or counter flashing installed. Edge of roof coverings are dependant on sealant stopping moisture. This is a maintenance item as sealants will deteriorate and need repair. Properly installed flashing will require no maintenance. Recommend flashings be installed

1.6

1.6



1.6

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.

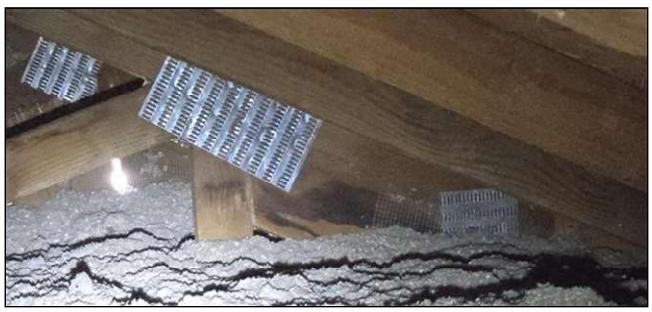
2. Insulation and Ventilation

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 is not required to report on: Concealed insulation, vapor retarders; or venting equipment that is integral with household appliances.







Styles & Materials

Attic Insulation:
Blown Cellulose

Floor System Insulation:
First Floor (concrete)
Second Floor (not visible)

Ventilation:
Soffit vents
Gable vents

Dryer Power Source:
220 Electric

Dryer Vent:
Not Visible

Method used to observe attic:
From entry

Attic info:
Scuttle hole

		S	R	RR	NI	NP
2.0	Attic area (trusses, framing, storage, leaks or other observed issues)			•		
2.1	Attic insulation		•			
2.2	Attic Ventilation			•		
2.3	Venting Systems (Kitchens, Baths, Laundry, Water Heater, furnace)		•			
2.4	Vapor Retarders/ WRB (includes crawlspace or basement)				•	
2.5	Insulation Under Floor System				•	
		S	R	RR	NI	NP

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

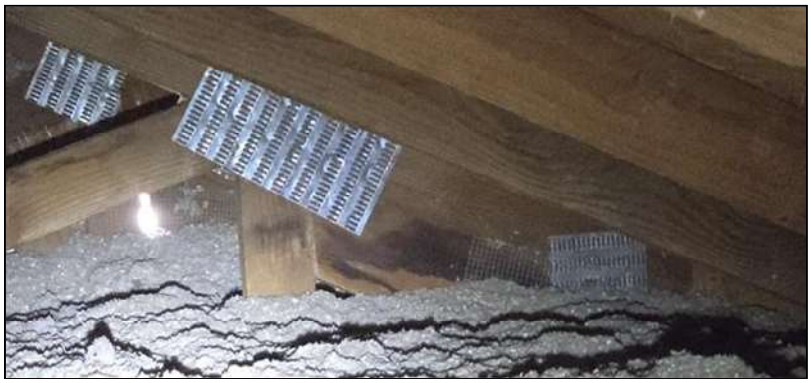
Comments:

2.0 (1) Inspection of the roof structure and attic is limited due to insulation covering most of the attic and access being restricted. The inspector is restricted form traversing the truss system. This could potentially damage plumbing, electrical, trample insulation or other components present in the attic. The inspector can also potentially fall through the ceiling. Inspection was completed while viewing from the service deck which is limited.

2.0 (2) Large gap observed in the attic. Recommend sealing these areas as required to prevent moisture and pest intrusion.

2.0

2.0 (3) Moisture staining was observed in the attic. This is common for this style and age of home as the owners do not replace roof coverings before they have already failed. Due to the current condition of the installed roof coverings, the inspector believes these may be active leaks. Recommend a qualified roofing contractor perform an invasive inspection of the roof coverings to determine cause. Repair as necessary. See roofing section.

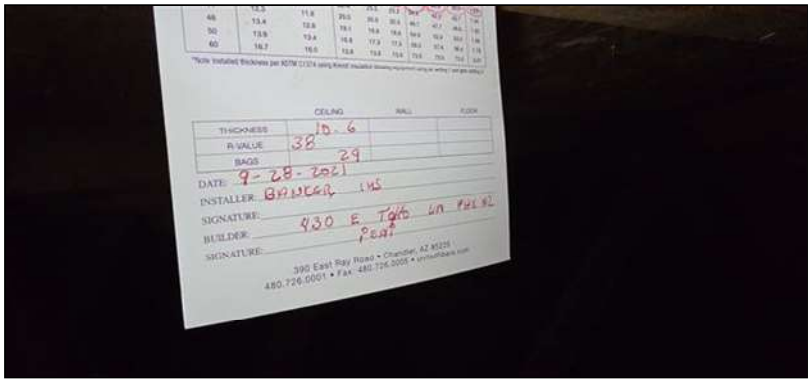


2.0

2.0

2.0

2.1 Additional insulation has been added since the original build (2021). This is for your information.



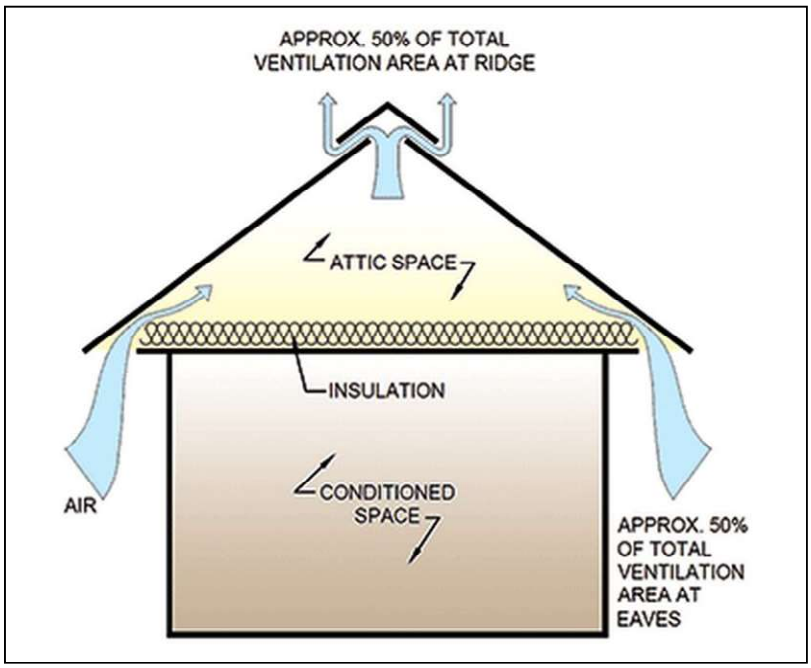
2.1

2.2 The Installed attic ventilation does not appear adequate. The attic ventilation operates on the theory of convection. As heat rises it escapes the upper vents as the low pressure pulls cooler air in through the lower vents. Proper vent placement and ratio of upper to lower vents is critical. Improper venting could create abnormal temperatures as well as not being able to remove moisture from the attic. This could increase energy costs and allow microbial growth to more easily occur. Recommend repair.

There is only one gable vent. Multiple soffit vents have had insulation blown higher in front of them rendering them non-operational.

Recommended Ventilation for Arizona

The total square foot of the attic area to be ventilated should be 1/300. At least 40 percent and not more than 50 percent of the required venting area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically, with the balance of the ventilation provided by eave/lower vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet below the ridge or highest point of the space shall be permitted. The ratio and placement of vents is calculated by a qualified contractor in that field. **Recommend repair by a qualified contractor.**



2.2 Attic Ventialation

2.2

2.2

2.3 No ventilation (window or exhaust fan) for Laundry. An exhaust fan or a window is required under current building standard for proper ventilation. Excessive continuous humidity can allow microbial growth. This is for your information. Repair as necessary.

2.3

2.4 The water resistant barrier (WRB) is behind the wall cladding and not visible. Inspection was not possible.

2.5 Access to under floor Insulation is not accessible and was not inspected. Most 2 story homes do not have insulation between floors.

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.

3. 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

Foundation:
Slab on grade

Floor Structure:
1st Floor (concrete)
2nd Floor (not visible)

Wall Structure:
Wood Frame

Ceiling Structure:
Engineered wood trusses

Roof Structure:
Engineered wood trusses

Columns or Piers:
Wood frame/stucco

Roof-Type:
Gable

		S	R	RR	NI	NP
3.0	Foundations, Stem Wall (Basements & Crawlspace)	•				
3.1	Floors	•				
3.2	Walls	•				
3.3	Roof and Ceilings	•				
3.4	Columns or Piers	•				
		S	R	RR	NI	NP

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

Comments:

3.0 Inspection of the foundation was limited. Most of the foundation is covered and is not visible.

3.1 Most of the floors are covered and structural components 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.

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

Siding Material:
Wood Paneling

Exterior Entry Doors:
Aluminum/Glass Sliding
Wood

Appurtenance:
Covered patio
Covered porch

Driveway:
Concrete

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

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

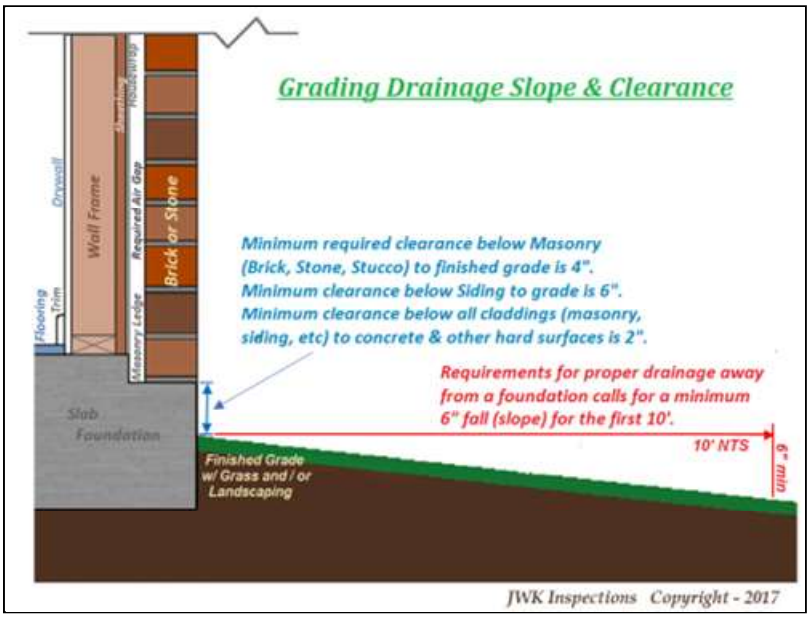
Comments:

4.0 (1) Wood chips next to the home. This can attract pests such as termites. Recommend removal.

4.0

4.0 (2) Stem wall was not fully visible in all areas due to grade being too high. High grade can trap moisture next to the foundation. Inspection was limited. It is recommend that there be a minimum 4" clearance to the wall cladding. Recommend adjustment of grade.

4.0



4.0

4.1 (1) Low spot observed. Area will most likely pool water. Recommended consulting with seller. Recommended repair.

4.1

4.1 (2) The patio appears to be pooling water. Grading is not conducive to proper drainage. This is causing heavy spalling on the foundation. Horizontal cracking is starting to form. Recommend patio be corrected to prevent damage to the foundation which could be costly to repair.

4.1

4.1

4.1

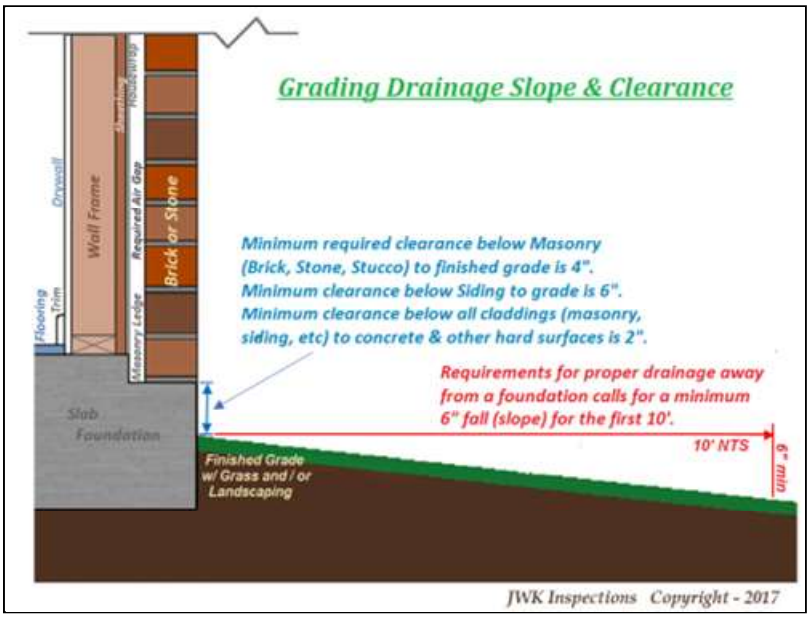
4.1 (3) Several areas - Grading is not conducive to proper drainage. The grade is either neutral or negative and will route runoff from precipitation toward the foundation. Excessive moisture under foundation can cause settling and cracking of foundation components, exterior siding, interior wall coverings and flooring. It is recommended that soil heights provide a 4" minimum clearance to the siding (stucco/paneling etc) and fall 6 inches for the first 10 feet as you

move away from the foundation. This will reduce moisture penetration into the substructures of the home. Recommend adjusting soil height to meet these criteria and direct water away from structure.

4.1

4.1

4.1



4.1 Proper Drainage Clearances

4.1 (4) Porch - Grading is not conducive to proper drainage. The grade is either neutral or negative and will route runoff from precipitation toward the foundation. Excessive moisture under foundation can cause settling and cracking of foundation components, exterior siding, interior wall coverings and flooring. It is recommended that soil heights provide a 4" minimum clearance to the siding (stucco/paneling etc) and fall 6 inches for the first 10 feet as you move away from the foundation. This will reduce moisture penetration into the substructures of the home. Recommend adjusting soil height to meet these criteria and direct water away from structure.

4.2 (1) Common cracking and penetrations observed in siding and trim. Recommend keeping cracks/penetrations sealed and painted to prevent moisture penetration and pest intrusion. **Images are not all inclusive and only a representation of the types of repairs required.**


4.2

4.2

4.2

4.2 (2) Due to the zero lot line, inspection was not possible from neighboring yard. Foundation, siding and associated components were not we to be inspected.

4.3 (1) The wood trim paint is failing at most of the perimeter. Moisture damage observed. Images are not all inclusive and only a representation of the types of repairs required. Recommend sealing and painting to prevent moisture penetration and damage.

4.3

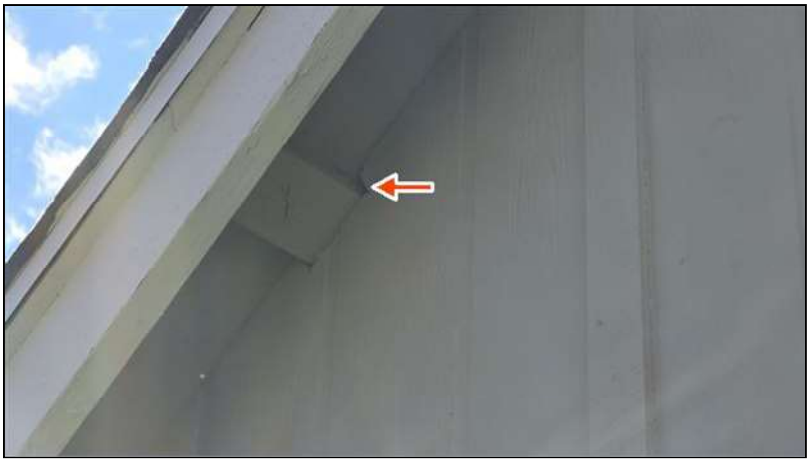
4.3

4.3

4.3 (2) They wood trim around the garage door is heavily moisture damaged. Recommend repair and replacement of garage door seal to prevent further damage.

4.3

4.4 (1) Gaps observed at the eaves/soffits. Images may not be all inclusive and only a representation of the types of repairs required. Recommend sealing areas to prevent moisture and pest intrusion.



4.4

4.4

4.4 (2) Incorrect nail length was used for the roof coverings. This is a cosmetic issues only. Repair as necessary.

4.4

4.6 (1) Some of the windows have full shade screens installed. Images may not be all inclusive and only a representation. Inspection of these windows was limited.

4.6

4.6

4.6

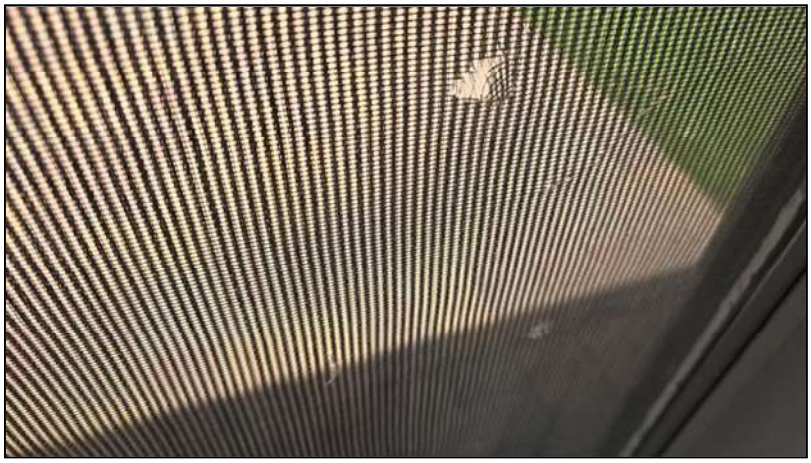
4.6 (2) Some of the screens are aged/ weathered and may need replacement. Replace as necessary. Images may not be all inclusive and only a representation of the types of repairs required.

4.6

4.6 (3) Several screens are damaged. Repair/replace as necessary. Images may not be all inclusive and only a representation of the types of repairs required.

4.6

4.6



4.6

4.7 Earth to wood contact observed at the patio posts. This can allow moisture absorption and damage. This can also allow pests such as termites to enter the structure and go unnoticed. Recommend repair.

4.7

4.8 (1) Common cracking of concrete observed. This is a normal occurrence with shrinkage and settling.

4.8

4.8

4.8

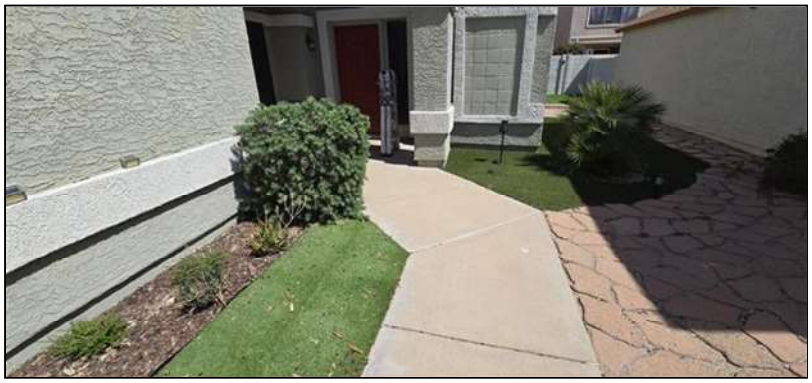
4.8 (2) The walkway has settled/shifted and is uneven and could be a trip hazard. This is typically due to excessive moisture. Repair as necessary.

4.8

4.9 Some areas around base of fencing are spalling. This is caused by excessive moisture. This may have been from previously installed sprinklers continuously hitting the wall. Recommend consulting with seller.

4.9

4.11 Vegetation contacting siding can cause moisture retention close to the foundation on the neighboring property. Moisture can cause premature deterioration of the structure and can also attract termites. Recommend trimming vegetation back 12" from structure. Images may not be all inclusive and only a representation of the types of issues observed. Inspection was limited in these areas.



4.11

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

Ceiling Materials:
Gypsum Board
Accoustic

Wall Material:
Gypsum Board

Floor Covering(s):
Tile
Carpet
Wood/Simulated Wood

Interior Doors:
Hollow core

Window Types:
Single pane

Cabinetry:
Wood

Countertops:
Granite

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

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

Comments:

5.0 (1) Areas of repair observed at the master bathroom. Areas appear to have previously had a sink basin installed next to the wall which has now had to be textured. Texture does not match the rest of the walls. Recommend consulting with seller.

5.0

5.0

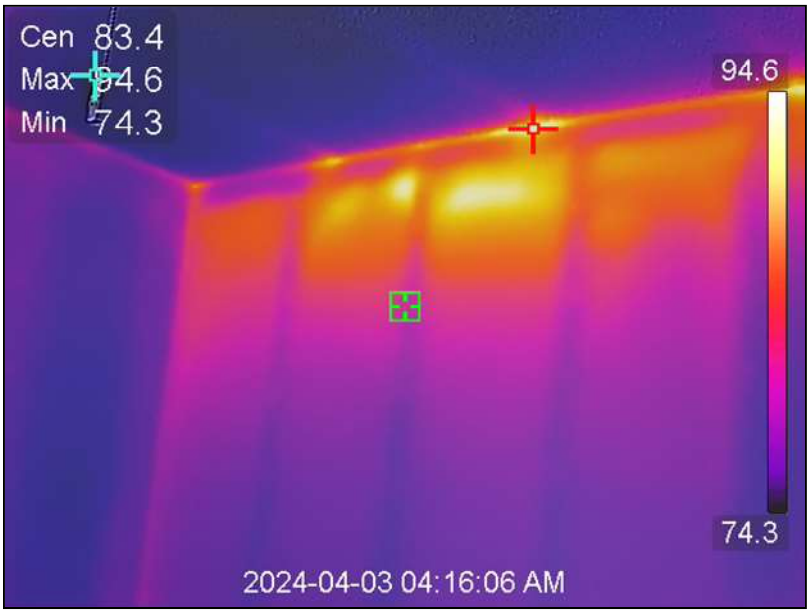
5.0

5.0

5.0

5.0

5.0 (2) Thermal anomalies observed. This is an indication that the insulation may be missing or not performing as intended. Further invasive investigation is required to confirm this. Although there is some areas potentially missing insulation, these would be considered minor and would may not provide any benefit that could reduce costs for cooling/heating. Some areas could feel cooler/warmer if in close proximity. Repair as necessary.



5.0

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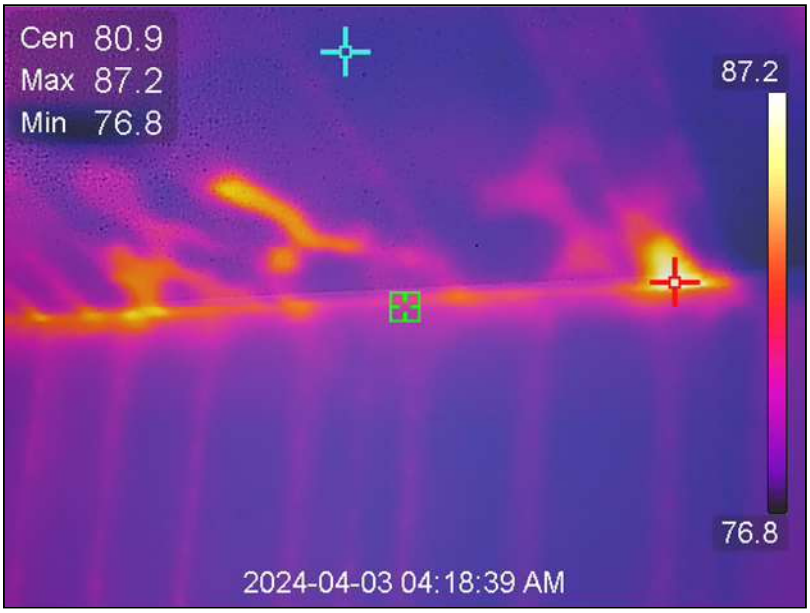

5.0

5.0

5.2 (1) Several areas - the carpet is loose and not stretched for a tight installation. Recommend repair by a qualified flooring installer. Images may not be all inclusive and only a representation of the types of repairs required.

5.2

5.2

5.2

5.2 (2) The flooring/subfloor is not level in multiple areas. This was determined only by walking the floor. This could be padding or the subfloor. Carpet would need to be removed to determine cause. Repair as necessary.

5.2

5.2

5.2 (3) The flooring creaks in the majority of the second floor. This could be a nuisance. Repair as necessary.

5.2

5.2

5.2

5.2

5.2

5.2 (4) Multiple tiles pop (make noise) when being walked on. Tiles could potentially break or come loose from the subfloor. Repair as necessary.

5.2

5.2 (5) Guest bathroom - Cracking around bathtub. Recommend grout/caulk these areas as required to prevent moisture from penetrating the sub-structure.

5.2

5.2

5.2 (6) Flooring has large gaps. This is most likely due to improper installation. Wood needs to be acclimated before installation as it can expand and contract. This is cosmetic and for your information. Repair as necessary.

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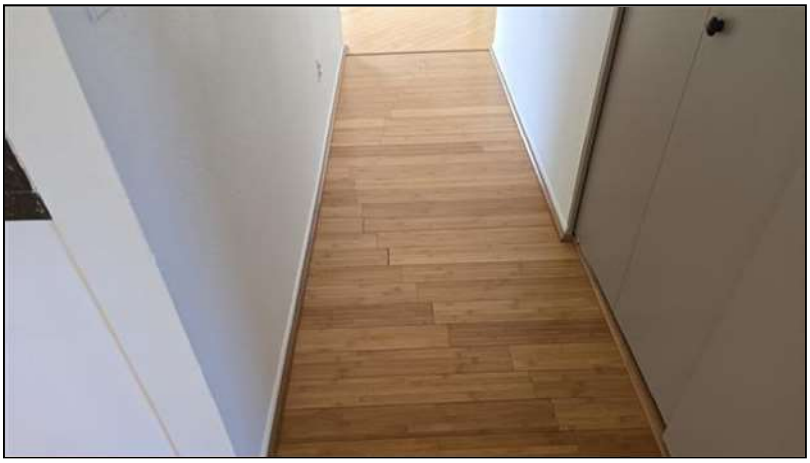


5.2

5.2

5.3 (1) The drawer in the master bathroom is crooked. Drawer feels solid and not off it tracks and may have been mounted incorrectly. Repair is necessary.

5.3

5.3 (2) Kitchen sink - the sink base has moisture damage. Recommend consulting with Seller about any previous leaks and repairs. This is a cosmetic issue only. No moisture present during inspection.

5.3

5.3 (3) Cabinet screws are incorrect. Cabinet specific screws that have a larger head are required to prevent screws from pulling through the cabinet back and the cabinet potentially falling off of wall. Recommend screws be replaced with cabinet screws designed for this use. Images are not all inclusive and only a representation of the types of repairs required.

Some of the screws are pulling through which makes repair of this more urgent.

5.3

5.3

5.3

5.3

5.4 (1) One or more door stoppers were noted as missing throughout home. Replace as necessary.

5.4

5.4

5.4 (2) Guest bedroom - the door hinge is loose and does not close properly. Recommend tightening screws to prevent damage to other hinges/door frame.

5.4

5.4 (3) Laundry - the door guide is damaged and is off its tracks. Recommend repair.

5.4

5.5 (1) Multiple windows are below 24" which is considered to be a safe height for second floor windows. This could be a safety concern for small children. Recommend repair or the addition of safety bars as necessary.

5.5

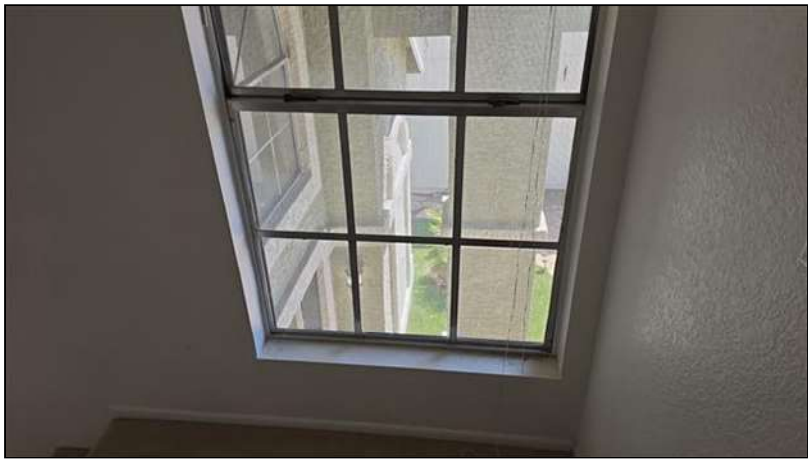
5.5

5.5

5.5 (2) Master bedroom - the window will not stay up without a prop. The window balancing assembly is missing or not functioning as intended. Recommend repair for full functionality.

5.5

5.5 (3) Stairs - the window will not fully close and will not lock on the right side. Recommend repair.



5.5

5.5 (4) Some window coverings are damaged. Repair as necessary. Images may not be all inclusive.

5.5 Guest bedroom

5.5 (5) Guest bedroom - the blinds are installed backwards. Recommend installing correctly.

5.5

5.5 (6) Guest bedroom - minor moisture staining observed at the sill. This is not indicative of a typical window leak. Staining is most likely due to the window being left open during rain storms or the weep holes having blockage (if equipped). Recommend consulting with seller. Recommend weep holes are clear of blockage on windows to prevent frame from overflowing into the sill.

5.5

5.5

5.5

5.5

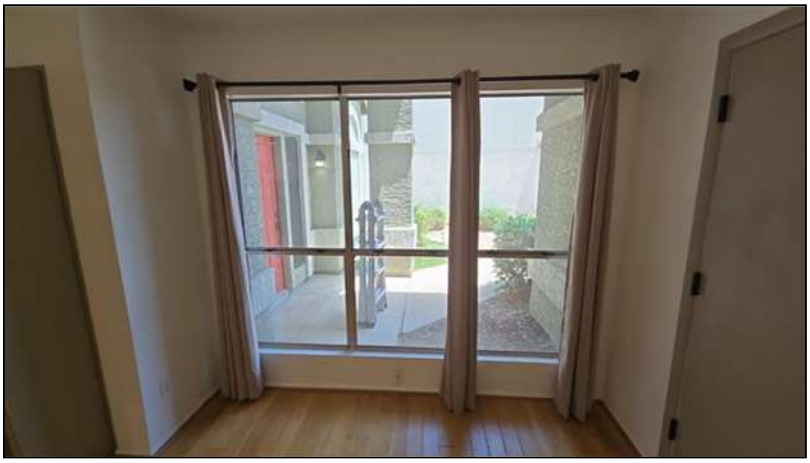
5.5 (7) Guest bedroom - the window will not stay up without a prop. The window balancing assembly is missing or not functioning as intended. Recommend repair for full functionality.

5.5

5.5 (8) The windows downstairs all have moisture staining/damage at the sills. This is not indicative of a typical window leak as the damage is across the entire sill. Damage is most likely due to the window being left open during rain storms or the weep holes having blockage (if equipped). Recommend consulting with seller. Recommend weep holes are clear of blockage on windows to prevent frame from overflowing into the sill.

5.5

5.5



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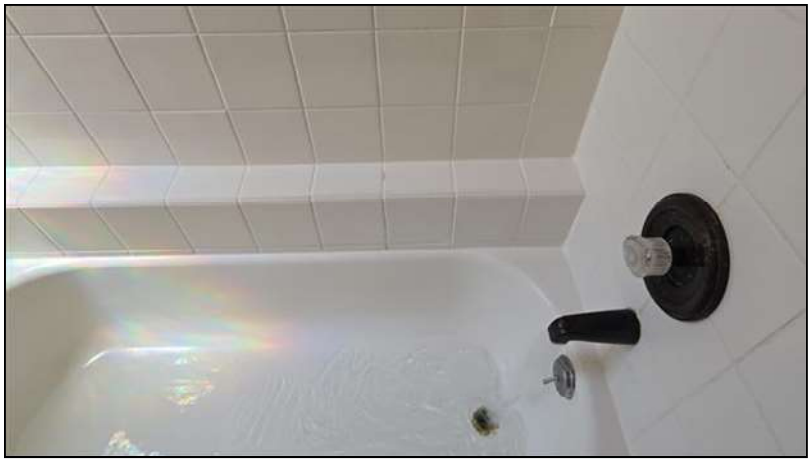
5.5 (9) The window is taped up with cardboard. The glass is shattered. Recommend repair. Due to the window being shattered the window was not opened. Recommend verifying window opens and closes properly when glass is replaced.

5.5 Nest to patio door

5.5 (10) Dining room - the window will not stay up without a prop. The window balancing assembly is missing or not functioning as intended. Recommend repair for full functionality.

5.5

5.6 (1) Grout cracking observed at the master bathtub. Recommend repair.



5.6

5.6

5.6 (2) Guest bathroom (upstairs) - the toilet paper holder is missing. There is a mount handing out of the wall. Repair as necessary.

5.6

5.6 (3) Powder room - the toilet paper holder is loose. Recommend repair.

5.6

5.7 The railing mounts have pulled out of the wall in multiple locations. Railing is loose. Recommend repair for safety.

5.7

5.7

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. 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	Microwave Cooking Equipment	•				
6.1	Range/Oven/Cooktop		•			
6.2	Dishwasher	•				
6.3	Food Waste Disposer			•		
6.4	Refrigerator	•				
6.5	Washer/Dryer	•				
		S	R	RR	NI	NP

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

Comments:

6.0 Microwave was tested for basic functions (fan, light, heating). Functions vary significantly between models and testing all functions such as timers, delays and cook modes is beyond the time and scope of a home inspection.

6.1 (1) Range was tested for basic functionality. All burners were tested. Features vary by model and features such as timers, start delays etc were not tested and are beyond the limited time and scope of a home inspection. Calibration of temperatures and efficiency of the unit cannot be determined by a home inspector.

6.1 (2) The top of the range is dented. This is cosmetic and for your information only.

6.2 Dishwashers are tested for basic functions only. Testing all modes, timers, functions etc are beyond the limited time and scope of a home inspection.

6.3 The garbage disposal vibrates excessively and could potentially fail in the near future. Excessive vibration can cause the shaft seal to fail and leak. Recommend replacement before failure.

6.3

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

Water Supply Shut-off Location:
Front of home

Supply Pressure:
100psi+

Plumbing Water Supply (into home):
Copper at least 3/4"

Plumbing Water Distribution (inside home):
Copper(where visible)

Plumbing Waste:
ABS

Washer Drain Size:
2" Diameter

Water Heater Age:
2020

Water Heater Capacity (approx):
50 Gallon

Water Heater Power Source:
Electric

Water Heater Location:
Garage

Water Filters:
N/A

		S	R	RR	NI	NP
7.0	Fixtures and Faucets			•		
7.1	Water Supply, Distribution System, Support & Insulation			•		
7.2	Waste and Vent Piping System			•		
7.3	Functional Flow	•				
7.4	Functional Drainage			•		
7.5	Hot Water Systems, Controls, Automatic Safety Controls, Chimneys, Flues and Vents			•		
7.6	Laundry	•				
		S	R	RR	NI	NP

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

Comments:

7.0 (1) The inspector makes every attempt to operate all fixtures and controls while looking for leaks. It is not possible and unreasonable to assume that an inspector can predict when a fixture or component may fail or leak in the future. This includes faucets, piping, drains, valves and related components.

7.0 (2) Exterior (rear) - the faucet is heavily corroded and leaking. Recommended repair by a qualified plumber.

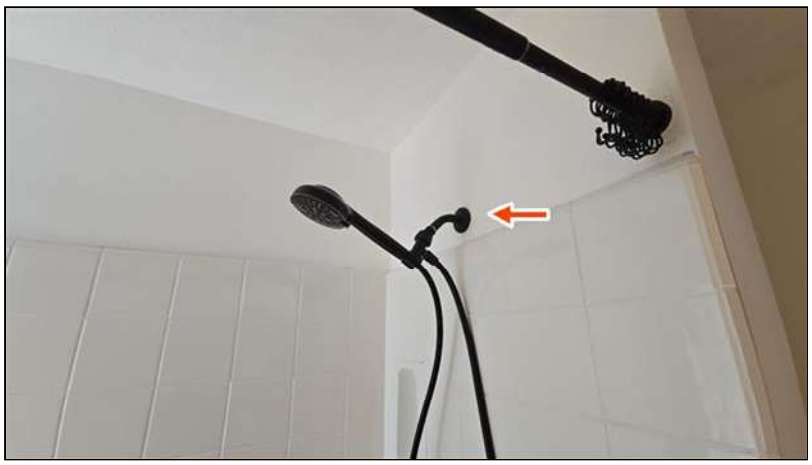
7.0

7.0 (3) Exterior - multiple faucets are missing anti-siphon type device. Anti-siphon devices prevent the backflow of water into potable water systems. These are inexpensive brass parts that can be purchased at the hardware store and screwed onto the faucet. Recommend installation of anti-siphon device for safety.

7.0

7.0

7.0 (4) The shower head piping is loose in the wall. Repeated adjustment of shower head during normal use could potential weaken piping inside the wall causing a leak. Recommend repair of the retaining clamp inside the wall to prevent piping from shifting.



7.0

7.0 (5) Master bathtub - The shower head piping is leaking at the connection and spraying across the room. Recommend repair.

7.0

7.0 (6) Multiple toilets - the base caulking is missing. Recommend caulking area to prevent potential seepage and sewer smell..

7.0

7.0

7.0 (7) Master bathtub - The drain cover is missing. Recommend replacement to prevent drain from being clogged by hair or objects that could be dropped down drain.

7.0

7.0 (8) Guest bathtub (upstairs) - The tub shower diverter does not fully shut off when engaged, but is partially functional. Repair as necessary

7.0

7.0 (9) Guest bath (upstairs) toilet - the bowl is loose at floor. Recommend tightening.

7.0

7.1 (1) Hot water was verified at all fixtures unless otherwise noted.

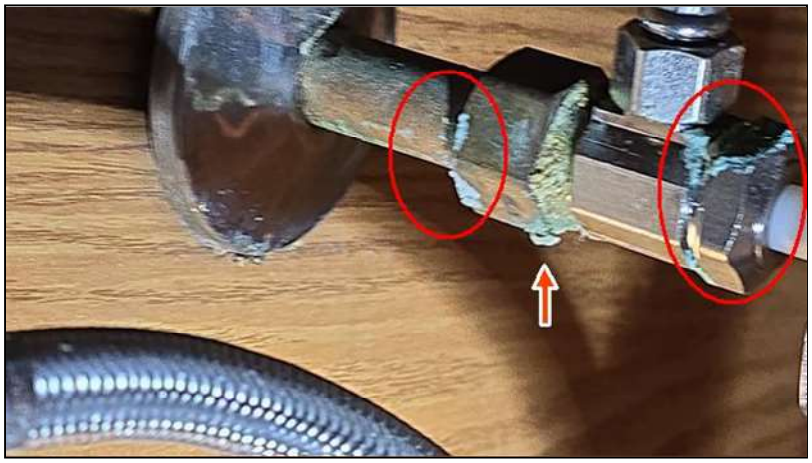
7.1 (2) Water supply - is over recommend 85PSI. Excessive water pressure could potentially cause damage to pipes, faucets and fixtures causing leaks at fittings, handles and other components. Recommend pressure be lowered to 85PSI or less. This will require the installation of a pressure regulator.

7.1

7.1 (3) Gate style supply valves are installed. These style valves are prone to leak when turned. Recommend monitoring valves for any leakage or corrosion forming which indicates failure. Recommend replacement with newer style 1/4 turn ball type valve.

7.1

7.1 (4) Kitchen sink - piping/valves/ connections are corroded and may have previously leaked (seepage) and self sealed. Recommend repair by a qualified plumber.



7.1

7.1 (5) Washer supply - piping/ valves/connections are corroded and may have previously leaked (seepage) and self sealed. Recommend repair by a qualified plumber.

7.1

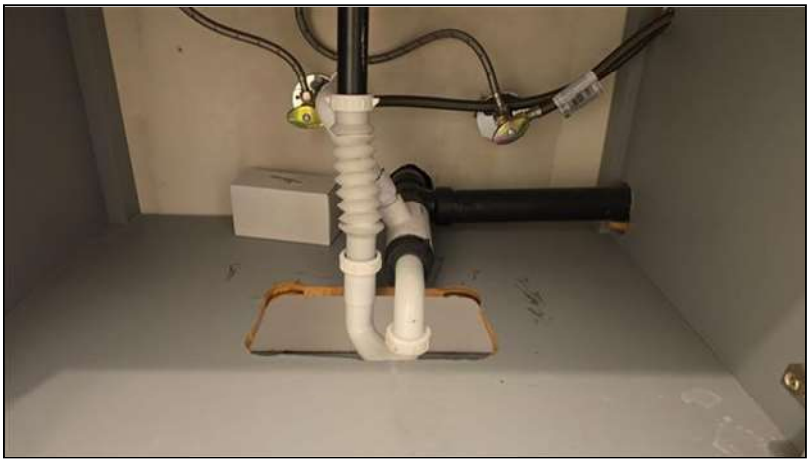
7.2 (1) The inspector attempts to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. It is always recommended that a sewer scope be performed. Older homes with cast iron or galvanized piping have been deteriorating for years and can potentially fail at any time. Newer home piping does not deteriorate like older piping, but piping can be damaged or clogged with objects such as toys flushed down toilets.

7.2 (2) Multiple locations - the plumbing drain has unconventional flexible drain pipe that could contribute to blockages. Repair as necessary.

7.2 Master

7.2 Master

7.2 Guest



7.2 Guest

7.2 Powder room

7.2 (3) Guest bath left (upstairs) sink - the plumbing drain is corroded and appears to have previously leaked (seepage) and self sealed. There is currently no moisture present at the time of the inspection. Recommend repair by a qualified plumber.

7.2

7.2 (4) Powder room sink - the plumbing drain is corroded and appears to have previously leaked (seepage) and self sealed. There is currently no moisture present at the time of the inspection. Recommend repair by a qualified plumber.

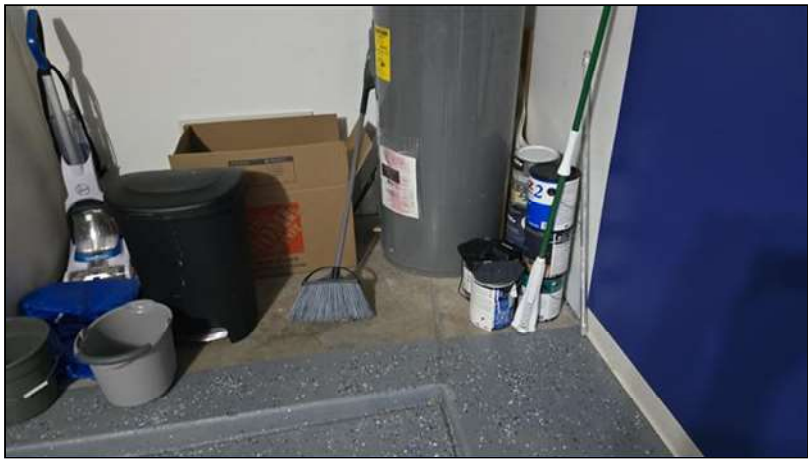
7.2

7.4 Functional drainage was visually observed from all fixtures and appears to be slow at the Master & guest bathtubs. Recommend drain be cleaned. There are several methods such as chemicals or cleaning cables that can be used to clean drains. A home inspection is a visual inspection. The inspector cannot see inside the plumbing and cannot know what the issue actually is. A more severe issue could be present and not known. A qualified plumber may be necessary to diagnose and clean the drain.

7.4

7.4

7.5 (1) The water heater tank does not have a drip pan installed. Should water heater leak it could cause damage to pedestal or surrounding areas. This is a recommended addition.



7.5

7.5 (2) The TPR (temperature pressure relief) valve on water heater should be 3/4 rigid type piping and extend within 6" of the floor or piped to the exterior for safety. Should TPR discharge it will be high pressure and temper tire water which can cause injury to persons. Piping has been cut and not reconnected. Recommend repair by a qualified plumber.

7.5

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.

Styles & Materials

Main Panel Location:
Front of home garage side

Electrical Service Type:
220 volts
Below ground

Service Ground:
Visible grounding to plumbing system

Panel Capacity:
200 AMP

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Non-mettalic sheathed cable

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

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

Comments:

8.0 (1) Guest bedroom - The ceiling fan wobbles. Recommend adjusting the balance of the blades.

8.0

8.0 (2) Master bathroom- the exhaust fan does not turn on with the switch and only buzzes. A large number of house fires occur from faulty exhaust fans. Recommend replacement for safety.

8.0

8.1 (1) Master bathroom - the outlet appears to be burnt or overheated. Recommend repair by a qualified electrician.

8.1

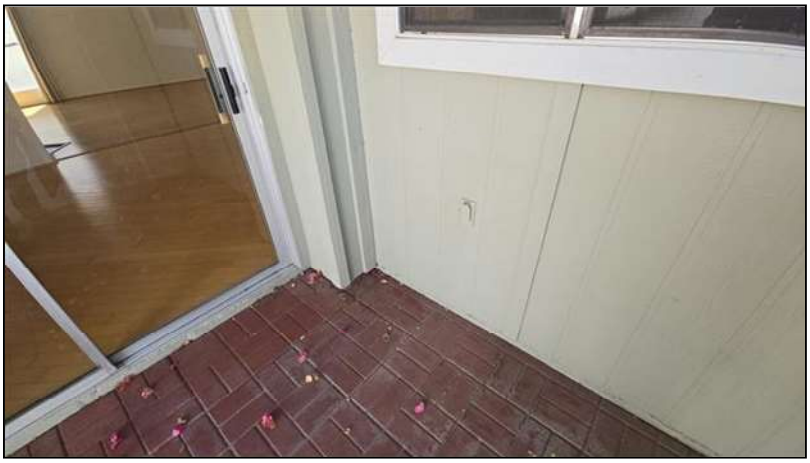
8.1 (2) Multiple outlets are loose in the wall. Recommend repair.

8.1 Dining room

8.1

8.1

8.2 Several outlets were not GFCI protected. GFCI's are installed on all exterior outlets, garages, kitchens, laundries and any outlet withing 6' of water for safety. Recommend installation of GFCI's for safety. **Images may not be all inclusive, but are a representation of the locations requiring repair.**



8.2

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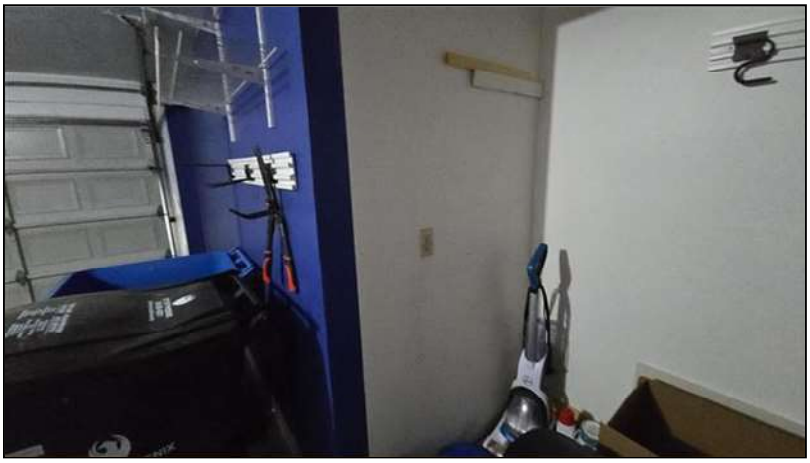
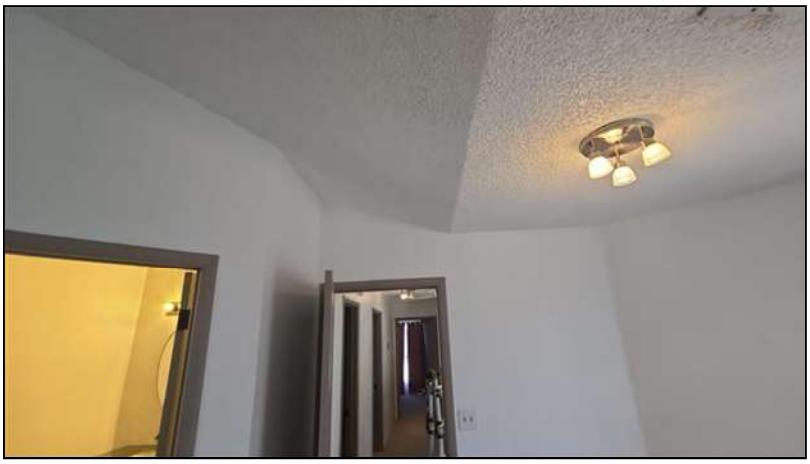
8.2



8.2

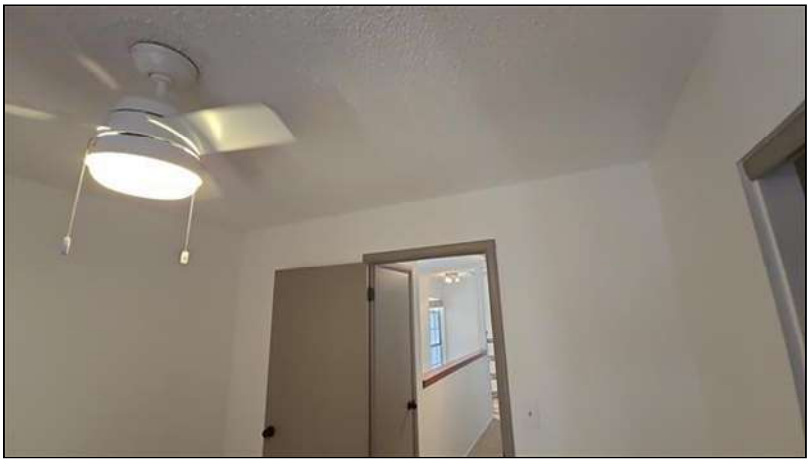
8.3 (1) Manufacturers recommend regularly testing smoke and carbon monoxide detectors. Testing of these detectors does not verify that they will detect smoke or CO as the sensors may have failed and pushing the button does not test this. It is recommended that any detector over 10 years old be replaced for this reason. The age of a detector can be determined by removing the unit from its mounting and verifying the date on the back.

8.3 (2) It was noted that the smoke detectors were missing from all bedrooms Recommend that smoke/carbon monoxide detectors be installed inside every sleeping area and outside each sleeping area and on every level of the home. Larger homes may require more detectors. **Images may not be all inclusive.**



8.3

8.3



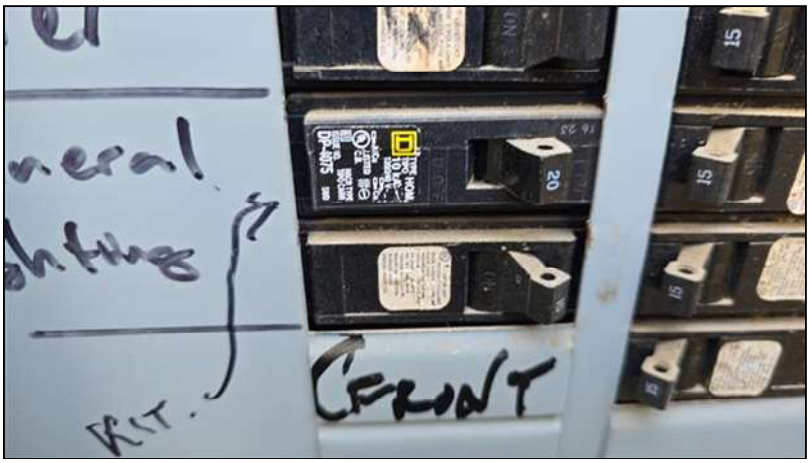
8.3

8.3 (3) The smoke detectors appear to be original. This would make them over 10 years old. It is recommend to replace smoke detectors over 10 years old as they may not properly function. Recommend replacement.

8.3

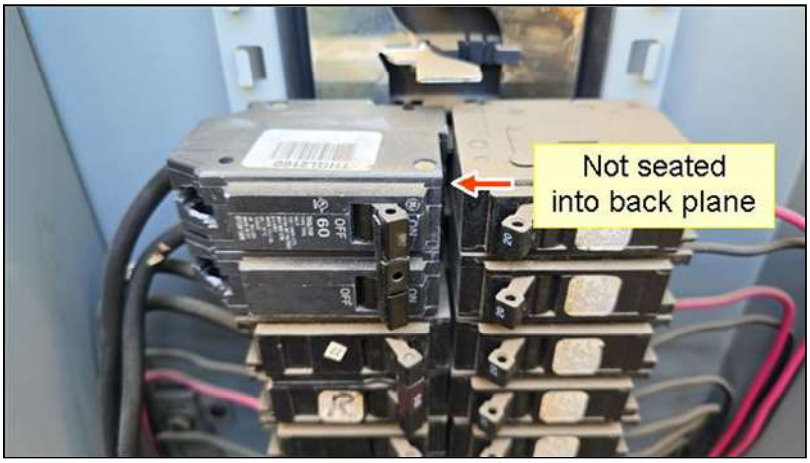
8.5 The breakers that are installed in the panel are mismatched. There is no label present in the panel to determine if this is acceptable. Incorrect breaker types can create a poor connection and overheating. Recommend consulting with a qualified electrician about correct breaker types for the panel.

The breaker is not fully seated. This is most likely due to the breaker not being compatible with the panel. This is a serious concern. Recommended repair by a qualified electrician.



8.5

8.5



8.5

8.8 (1) Testing of low voltage systems is beyond the scope of a home inspection as defined by the State of Arizona Bureau of Technical Registration as this would become technically exhaustive. This would include systems such as built in speakers, network wiring, cable TV wiring, landscape lighting etc.

8.8 (2) The low voltage outlet is not secure. Recommend repair.

8.8

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

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:
Electric

Number of AC Units:
One

Heat Type:
Heat Pump Forced Air (also provides cool air)

Heat Energy Source:
Electric

Number of Heat Systems (excluding wood):
One

Distribution System:
Ductwork
Insulated

Types of Fireplaces:
Conventional

Operable Fireplaces:
One

		S	R	RR	NI	NP
9.0	Cooling and Air Handler Equipment			•		
9.1	Presence of Installed Cooling /Heating Source in Each Room	•				
9.2	Normal Operating Controls	•				
9.3	Heating Equipment	•				
9.4	Normal Operating Controls	•				
9.5	Automatic Safety Controls	•				
9.6	Chimneys, Flues and Vents (gas water heater, furnace)	•				
9.7	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
9.9	Solid Fuel Heating Devices (Fireplaces, Woodstove)		•			
		S	R	RR	NI	NP

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

Comments:

9.0 HVAC system was manufactured in 2013 and is a 5 ton unit - The ambient air test was performed by using a thermal imager on the air handler of the system in cool mode to determine if the difference in temperatures of the supply and return air are within manufacturers recommendations. Acceptable range is 18°F - 22°F. This system had a max temperature difference of 12°F. **This indicates that the unit is not cooling properly and a qualified HVAC contractor should inspect and repair issue to restore the operation to manufacturers specifications**.

It is normal that registers will not all have the same temperature differential. Size of ductwork, distance from air handler and other factors can affect the maximum temperature achieved at each register.

The unit ran for over 3 hrs and only brought the temperature down from 77°F to 72°F. The lowest obtainable temperature from a register was only 58°F. Properly functioning units will be in the mid 50's or lower. These are more indications that the sure is not functioning properly.

9.0

9.9 Per the the Chimney Safety Institute of America it is always recommended that an NFP Level II chimney inspection be performed when a property is transferred. Any local chimney sweep should be certified to perform this inspection.

Creosote build-up observed in chimney. Excessive creosote buildup can be a fire hazard. Recommend cleaning and inspect for safety by a level II chimney sweep.

9.9

9.9

9.9

9.9

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:
Dual
Automatic Opener

Garage Door Material:
Metal

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

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

Comments:

10.0 Garage - Doors into garage areas should self close, latch and have a seal to prevent carbon monoxide gases from entering livable space. Occupant door did not self close and latch. Recommend repair for safety.

10.0

10.2 Common cracking observed in ceiling drywall. Recommend repair.

10.2

10.2

10.2

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

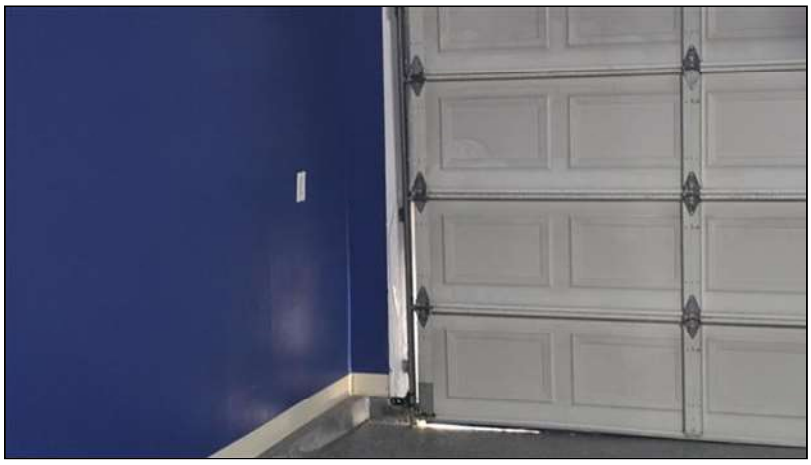
10.4 (1) Damage was observed to garage door. This appears to be cosmetic and not affecting the operation of the door at the time of the inspection, but may become worse over time as use continues to stress the damaged area. Recommend monitoring for further damage. Repair as necessary.

10.4

10.4 (2) The door does not fully seal at the foundation. This is most likely due to the concrete not being level. Recommend repair to prevent moisture and pest intrusion.

10.4

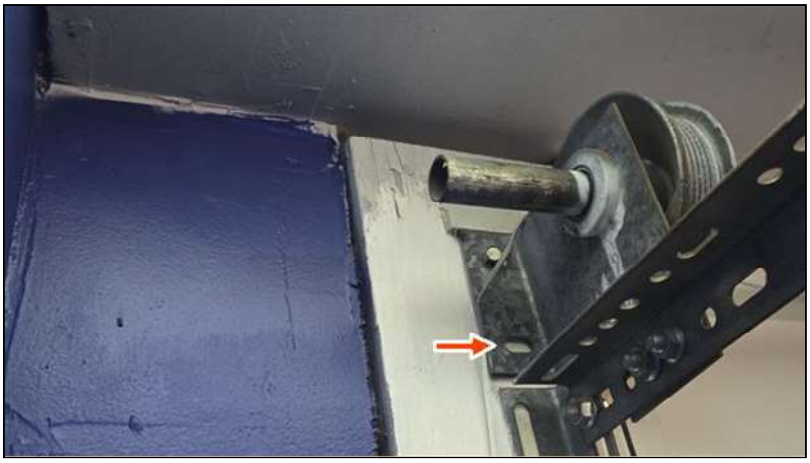
10.4 (3) The garage door reveals daylight. Recommend adjustment by a qualified garage door repair technician.



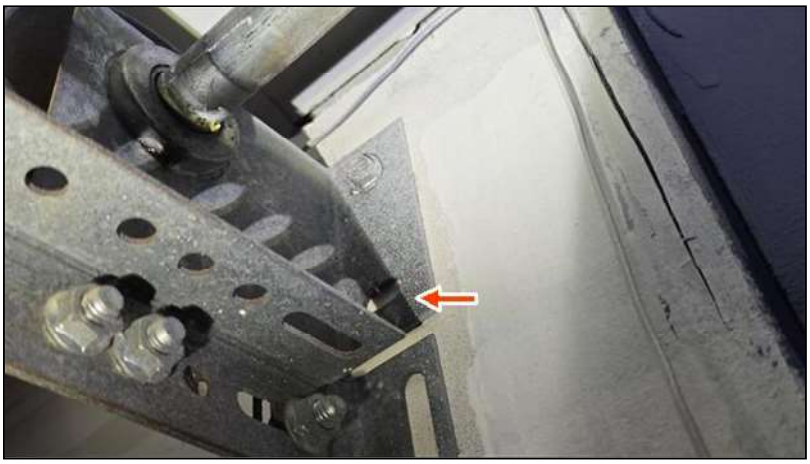
10.4

10.4

10.4 (4) Bolts are missing from the garage door mounting. Recommend all hardware be installed per the manufacturers installation instructions.



10.4



10.4

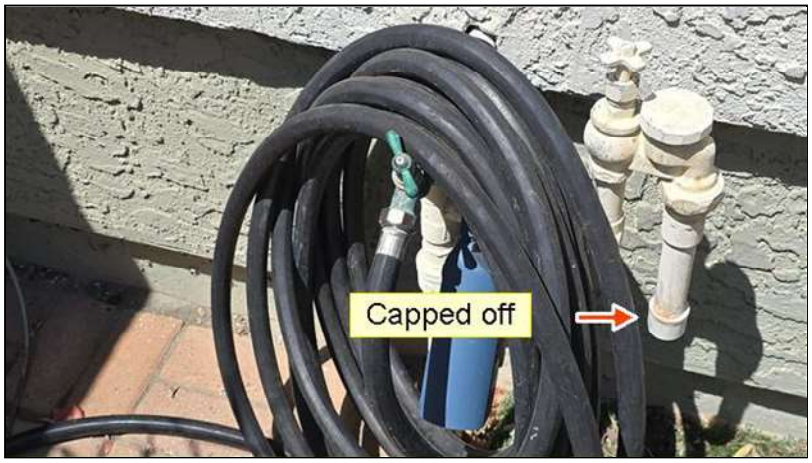
11. Lawn Sprinklers

		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 There is no sprinkler/drip system installed.



11.0

Summary Only

Joe Homebuyer

Property Address:
430 E Main St
Phoenix AZ 85024

Buy It Right Home Inspections LLC
102 E. Pioneer 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

1. Roofing

1.0 Roof Covering (Concrete Tile)

Repair or Replace

(1) Tile is out of position. If tiles are far enough out, it can allow excessive moisture or UV rays to reach the underlayment causing premature failure. Recommend repair by a qualified roofing contractor. **Images may not be all inclusive and only representative of the types of repairs required.**

(2) Front side - one tile is missing. The underlayment and sheathing need to be be replaced; Recommend repair by a qualified roofing contractor.

1.1 Roof Covering (Ashpalt Shingle)

Repair or Replace

The average life span of architectural shingles is 20-25 years in Arizona. The roof coverings are showing significant signs of ageing and are nearing or at the end of their useful life. Recommend consulting with a qualified roofing contractor regarding repairs/replacement.

1.2 Roof Covering (Roll Composition)

Repair or Replace

The average life span of roll composition roofing is 10-12 years in Arizona. It is common for roll composition material to fail before or after expected life span due to many factors including temperature, winds, rain, pooling water, etc. The roof coverings are at the end of useful life. Recommend consulting with a qualified roofing contractor about required repairs.

1.3 Roof Covering (Flat Roof)

Repair or Replace

(1) The elastomeric coating is deteriorated and at the end of its useful life. Recommend areas be re-coated as required by a qualified roofing contractor.

Elastomeric coatings have a limited life span typically 5 or 10 years depending on the product used. This is a regular maintenance item that will need to be re-applied as it deteriorates.

1.4 Underlayment

Review

A home inspection is a visual inspection intended to be a less expensive and time consuming compromise than hiring multiple trades. It is not possible to view the entire roofs underlayment. The average lifespan of underlayment varies from 20-30 years. The underlayment is at the end of its life. Recommend consulting with a qualified roofing contractor and obtaining an estimate for replacement. See 1.0

1.6 Flashings and Roof Penetrations

Repair or Replace

(1) Kickout flashing is missing in multiple areas. Kickout flashing directs water flow away from the structure which can cause moisture damage. This is currently a standard construction method. Recommend kickout flashing be added.

(2) The patio roof coverings were not installed to workmanlike standards. There is no flashing or counter flashing installed. Edge of roof coverings are dependant on sealant stopping moisture. This is a maintenance item as sealants will deteriorate and need repair. Properly installed flashing will require no maintenance. Recommend flashings be installed

2. Insulation and Ventilation

2.0 Attic area (trusses, framing, storage, leaks or other observed issues)

Repair or Replace

(2) Large gap observed in the attic. Recommend sealing these areas as required to prevent moisture and pest intrusion.

(3) Moisture staining was observed in the attic. This is common for this style and age of home as the owners do not replace roof coverings before they have already failed. Due to the current condition of the installed roof coverings, the inspector believes these may be active leaks. Recommend a qualified roofing contractor perform an invasive inspection of the roof coverings to determine cause. Repair as necessary. See roofing section.

2.2 Attic Ventilation

Repair or Replace

The Installed attic ventilation does not appear adequate. The attic ventilation operates on the theory of convection. As heat rises it escapes the upper vents as the low pressure pulls cooler air in through the lower vents. Proper vent placement and ratio of upper to lower vents is critical. Improper venting could create abnormal temperatures as well as not being able to remove moisture from the attic. This could increase energy costs and allow microbial growth to more easily occur. Recommend repair.

There is only one gable vent. Multiple soffit vents have had insulation blown higher in front of them rendering them non-operational.

Recommended Ventilation for Arizona

The total square foot of the attic area to be ventilated should be 1/300. At least 40 percent and not more than 50 percent of the required venting area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically, with the balance of the ventilation provided by eave/lower vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet below the ridge or highest point of the space shall be permitted. The ratio and placement of vents is calculated by a qualified contractor in that field. **Recommend repair by a qualified contractor.**

4. Exterior

4.1 Grading and Drainage

Repair or Replace

(2) The patio appears to be pooling water. Grading is not conducive to proper drainage. This is causing heavy spalling on the foundation. Horizontal cracking is starting to form. Recommend patio be corrected to prevent damage to the foundation which could be costly to repair.

5. Interiors

5.2 Floors

Repair or Replace

(4) Multiple tiles pop (make noise) when being walked on. Tiles could potentially break or come loose from the subfloor. Repair as necessary.

5.3 Counters, Cabinets, Closets

Review

(3) Cabinet screws are incorrect. Cabinet specific screws that have a larger head are required to prevent screws from pulling through the cabinet back and the cabinet potentially falling off of wall. Recommend screws be replaced with cabinet screws designed for this use. Images are not all inclusive and only a representation of the types of repairs required.

Some of the screws are pulling through which makes repair of this more urgent.

5.4 Doors (representative number)

Repair or Replace

(2) Guest bedroom - the door hinge is loose and does not close properly. Recommend tightening screws to prevent damage to other hinges/door frame.

(3) Laundry - the door guide is damaged and is off its tracks. Recommend repair.

5.5 Windows (representative number)

Repair or Replace

(1) Multiple windows are below 24" which is considered to be a safe height for second floor windows. This could be a safety concern for small children. Recommend repair or the addition of safety bars as necessary.

(2) Master bedroom - the window will not stay up without a prop. The window balancing assembly is missing or not functioning as intended. Recommend repair for full functionality.

(3) Stairs - the window will not fully close and will not lock on the right side. Recommend repair.

(7) Guest bedroom - the window will not stay up without a prop. The window balancing assembly is missing or not functioning as intended. Recommend repair for full functionality.

(8) The windows downstairs all have moisture staining/damage at the sills. This is not indicative of a typical window leak as the damage is across the entire sill. Damage is most likely due to the window being left open during rain storms or the weep holes having blockage (if equipped). Recommend consulting with seller. Recommend weep holes are clear of blockage on windows to prevent frame from overflowing into the sill.

- (9) The window is taped up with cardboard. The glass is shattered. Recommend repair. Due to the window being shattered the window was not opened. Recommend verifying window opens and closes properly when glass is replaced.
- (10) Dining room - the window will not stay up without a prop. The window balancing assembly is missing or not functioning as intended. Recommend repair for full functionality.

5.7 Steps, Stairways, Balconies and Railings

Repair or Replace

- The railing mounts have pulled out of the wall in multiple locations. Railing is loose. Recommend repair for safety.

6. Appliances

6.3 Food Waste Disposer

Repair or Replace

- The garbage disposal vibrates excessively and could potentially fail in the near future. Excessive vibration can cause the shaft seal to fail and leak. Recommend replacement before failure.

7. Plumbing System

7.0 Fixtures and Faucets

Repair or Replace

- (2) Exterior (rear) - the faucet is heavily corroded and leaking. Recommended repair by a qualified plumber.
- (4) The shower head piping is loose in the wall. Repeated adjustment of shower head during normal use could potential weaken piping inside the wall causing a leak. Recommend repair of the retaining clamp inside the wall to prevent piping from shifting.
- (5) Master bathtub - The shower head piping is leaking at the connection and spraying across the room. Recommend repair.
- (9) Guest bath (upstairs) toilet - the bowl is loose at floor. Recommend tightening.

7.1 Water Supply, Distribution System, Support & Insulation

Repair or Replace

- (4) Kitchen sink - piping/valves/connections are corroded and may have previously leaked (seepage) and self sealed. Recommend repair by a qualified plumber.
- (5) Washer supply - piping/valves/connections are corroded and may have previously leaked (seepage) and self sealed. Recommend repair by a qualified plumber.

7.2 Waste and Vent Piping System

Repair or Replace

- (3) Guest bath left (upstairs) sink - the plumbing drain is corroded and appears to have previously leaked (seepage) and self sealed. There is currently no moisture present at the time of the inspection. Recommend repair by a qualified plumber.
- (4) Powder room sink - the plumbing drain is corroded and appears to have previously leaked (seepage) and self sealed. There is currently no moisture present at the time of the inspection. Recommend repair by a qualified plumber.

7.4 Functional Drainage

Repair or Replace

- Functional drainage was visually observed from all fixtures and appears to be slow at the Master & guest bathtubs. Recommend drain be cleaned. There are several methods such as chemicals or cleaning cables that can be used to clean drains. A home inspection is a visual inspection. The inspector cannot see inside the plumbing and cannot know what the issue actually is. A more severe issue could be present and not known. A qualified plumber may be necessary to diagnose and clean the drain.

7.5 Hot Water Systems, Controls, Automatic Safety Controls, Chimneys, Flues and Vents

Repair or Replace

(2) The TPR (temperature pressure relief) valve on water heater should be 3/4 rigid type piping and extend within 6" of the floor or piped to the exterior for safety. Should TPR discharge it will be high pressure and temper tire water which can cause injury to persons. Piping has been cut and not reconnected. Recommend repair by a qualified plumber.

8. Electrical System

8.0 Connected Devices and Fixtures (Fans, Lighting Fixtures)

Repair or Replace

(2) Master bathroom- the exhaust fan does not turn on with the switch and only buzzes. A large number of house fires occur from faulty exhaust fans. Recommend replacement for safety.

8.1 Receptacles/Switches (polarity, grounding, condition)

Repair or Replace

(1) Master bathroom - the outlet appears to be burnt or overheated. Recommend repair by a qualified electrician.

8.2 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

Several outlets were not GFCI protected. GFCI's are installed on all exterior outlets, garages, kitchens, laundries and any outlet withing 6' of water for safety. Recommend installation of GFCI's for safety. **Images may not be all inclusive, but are a representation of the locations requiring repair.**

8.3 Smoke Detectors/Carbon Monoxide Detectors

Repair or Replace

(2) It was noted that the smoke detectors were missing from all bedrooms Recommend that smoke/carbon monoxide detectors be installed inside every sleeping area and outside each sleeping area and on every level of the home. Larger homes may require more detectors. **Images may not be all inclusive.**

(3) The smoke detectors appear to be original. This would make them over 10 years old. It is recommend to replace smoke detectors over 10 years old as they may not properly function. Recommend replacement.

8.5 Main/Sub Distribution Panels, Main Overcurrent Device, Grounding Equipment

Repair or Replace

The breakers that are installed in the panel are mismatched. There is no label present in the panel to determine if this is acceptable. Incorrect breaker types can create a poor connection and overheating. Recommend consulting with a qualified electrician about correct breaker types for the panel.

The breaker is not fully seated. This is most likely due to the breaker not being compatible with the panel. This is a serious concern. Recommended repair by a qualified electrician.

9. Heating / Central Air Conditioning

9.0 Cooling and Air Handler Equipment

Repair or Replace

HVAC system was manufactured in 2013 and is a 5 ton unit - The ambient air test was performed by using a thermal imager on the air handler of the system in cool mode to determine if the difference in temperatures of the supply and return air are within manufacturers recommendations. Acceptable range is 18°F - 22°F. This system had a max temperature difference of 12°F. **This indicates that the unit is not cooling properly and a qualified HVAC contractor should inspect and repair issue to restore the operation to manufacturers specifications**.

It is normal that registers will not all have the same temperature differential. Size of ductwork, distance from air handler and other factors can affect the maximum temperature achieved at each register.

The unit ran for over 3 hrs and only brought the temperature down from 77°F to 72°F. The lowest obtainable temperature from a register was only 58°F. Properly functioning units will be in the mid 50's or lower. These are more indications that the sure is not functioning properly.

10. Garage

10.0 Occupant Fire Rated Door (from garage to inside of home)

Repair or Replace

Garage - Doors into garage areas should self close, latch and have a seal to prevent carbon monoxide gases from entering livable space. Occupant door did not self close and latch. Recommend repair for safety.

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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