

# Home Inspection Report



**1234 Street Ave.**

**Report Prepared For:**

Mr and Mrs Home Buyer

**Report Prepared By:**

Orlin Egbert

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## SUMMARY OF DEFICIENCIES

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Note: This analysis is not meant to be technically exhaustive but rather to highlight areas where repairs are needed or areas of long-term future concern relating to maintenance and operation.

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report that they may have concerns about.

Further, the Summary is not a substitute for reading and understanding the complete report.

### ***STRUCTURAL COMPONENTS***

There are signs of typical settling cracks occurring throughout the foundation. This is normal for a house of this age. There is nothing that needs to be done at this time. If they should get worse then it would be recommended having a licensed contractor evaluate and repair as necessary.

### ***EXTERIOR***

There is minor stem wall spawling at the northwest corner of house. It does not appear to be active at this time. Recommend monitoring.

Portions of the exterior woodwork and painted surfaces are showing deterioration to the paint/stain finish. It is important that these surfaces are kept well protected to ensure a maximum service life. The need for exterior painting is now indicated. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.

Gaps between dissimilar exterior components should be caulked and painted in order to prevent moisture infiltration into the structure. In particular there are gaps between the garage door trim and exterior stucco finish.

One or more of the fence cap blocks is unattached to the fence pilaster. Recommendation: Mortar repair as appropriate.

The storage shed on the west side of house blocks access to exterior of house at that portion of the house. As a result I am unable to inspect that portion of the house.

There is a cap loose on the pillar to the west of front entryway. Recommend having a licensed contractor repair as necessary.

## ***INTERIOR***

The left window in front room does not latch correctly. The right side lock will not lock. Left side locks fine. Recommend having repaired by a licensed contractor.

## ***GARAGE***

The access to inspect garage was limited due to several items in garage blocking walls.

## ***ELECTRICAL***

No ground fault circuit interrupters (GFCI) were found in the kitchen. This was not required at the time of construction on this home. However it is recommended to have GFCI's installed for safety purposes.

There are electrical outlet/s that are missing cover plates in the house. This is a safety issue due to exposed wires. Recommend replacing as necessary. Outlet under kitchen sink was noted missing cover plate.

There are electrical lines that are improperly fed through a knockout on the pool sub panel. It is recommended to have a licensed contractor repair as necessary.

There are breakers in the main panel that aren't marked. In case of emergency it is difficult to know which breakers need turned off. Recommend labeling all breakers correctly.

## ***INSULATION AND VENTILATION***

The attic insulation levels in this attic are inconsistent. This will result in uneven energy loss and comfort levels in the home. It is recommended that the insulation be redistributed and improved as necessary to ensure consistent comfort levels throughout the home.

## ***SWIMMING POOL***

The pool equipment showed signs of a current water leak between the pump housing and pump. Recommend having repaired by a licensed contractor.

The pool decking has several settling cracks around the perimeter of pool. None seem to be currently active. Recommend having repaired by a licensed contractor.

The plaster pool finish has a few chips and cracks in the surface. Recommend having a licensed contractor evaluate/repair as necessary.

There are signs of a possible air leak somewhere in the pool system. The pump housing has air cavitating in it and the return jets have air in them. The system is

still functioning but not to it's full potential. Recommend having a licensed contractor evaluate/repair as necessary.

The in-floor cleaning system has been removed and replaced with a regular crawling floor cleaner. As a result there are voids where the pop-up heads were. This is more cosmetic than an actual problem but should be noted.

***ATTIC AREA AND ROOF FRAMING***

The blown in insulation has settled over time. This is typical for a house this age. Recommend having a licensed contractor evaluate and add insulation if necessary.

The attic insulation levels in this attic are inconsistent. This will result in uneven energy loss and comfort levels in the home. It is recommended that the insulation be redistributed and improved as necessary to ensure consistent comfort levels throughout the home.

In summary, the residence is typical of a number of similar vintage and style dwellings. The residence is standing up well and requires attention to a typical number of maintenance items.

Thank you for taking the time to read this report. If there are any questions that might come up please feel free to give us a call. We appreciate you business.

Yours truly,

Orlin J. Egbert  
Home Advantage Home Inspections, LLC  
(480)294-5673



## Pre Inspection Agreement

(please read carefully)

THIS AGREEMENT is made and entered into by and between Home Advantage Home Inspections, LLC, referred to as “*company*”, and \_\_\_\_\_, referred to as “*client*.”

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The Inspector will perform a visual inspection and prepare a report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection.
2. The parties agree and understand that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The Client further agrees that the Inspector is liable only up to the cost of the inspection.
3. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT. OR SYSTEM.
4. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
5. This agreement, including the terms and conditions below, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of Arizona, and if those laws or regulations are more stringent than the forms of the agreement, then Arizona law or rule shall govern.
6. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings, and floors; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc.); underground storage tanks, energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; all overflow drains; heating system's accessories; solar heating systems; heat exchangers; sprinkling systems; water softener or purification systems; central vacuum systems; telephone, intercom or cable TV systems; antennae, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes, and covenants; and manufacturer specifications, recalls, and EIFS. Client understands that these systems, items, and conditions are excepted from this inspection. Any general comments about these systems, items, and conditions of the report are informal only and DO NOT represent an inspection.
7. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees arising from such a claim.
8. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.
9. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State law. Furthermore, any legal action must be brought within two (2) years from the date of the inspection, or will be deemed waived and forever barred.
10. This inspection does not determine whether the property is insurable.
11. Any dispute concerning the interpretation of this Agreement or arising from the Services and Report (unless based on the payment of fee) shall be resolved informally, by the Company and Client. In the event the Company and Client cannot reach a mutually acceptable resolution, then Company and Client agrees that resolution shall be resolved by binding, non-appealable arbitration conducted in accordance with the rules of the American Arbitration

Association, except that the Company and Client shall mutually agree upon an Arbitrator who is familiar with the home inspection industry.

12. Exclusions of systems normally inspected \_\_\_\_\_.

By signing below and initialing page one of this agreement, you acknowledge that you have read, understand and agree to the terms and conditions of this agreement, including (but not limited to) the limitation of liability, arbitration clause and limitations period, and agree to pay the fee listed below. If the inspection fee is to be paid through escrow, and the real estate transaction falls out of escrow, client agrees to personally pay the inspection fee listed below. Should the client cancel the real estate contract, client agrees to pay the fee listed below.

\_\_\_\_\_ Date: \_\_\_\_\_

***Client Signature***

Client email address \_\_\_\_\_

Agent present: Yes \_\_\_ No \_\_\_ Agents name \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Orlin J. Egbert, Certification # 47099  
Home Advantage Home Inspections, LLC  
10448 E. Idaho Circle Mesa, AZ 85209  
(480)294-5673

**Fee for inspection \$** \_\_\_\_\_ **Date of inspection:** \_\_\_\_\_

Deliver copy of report to buyers agent Yes \_\_\_ No \_\_\_ NA \_\_\_ (check one)

## GENERAL INFORMATION

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### *Inspection Address*

**Street:** 1234 Street Ave.  
**City:** Gilbert  
**State:** Arizona  
**Zip:** 85XXX



## INTRODUCTION AND STRUCTURAL OVERVIEW

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### *Inspection Details*

**Inspection Date:** February 13, 2008  
**Report Date:** February 13, 2008  
**Weather Conditions:** overcast  
**Temperature:** 75 degrees  
**Present During Inspection:** seller, buyer, buyers agent  
**Building Occupied:** yes occupied  
**Inspection Excludes:** exterior storage shed  
**Inspection Includes:** the pool

### *Building Details*

**Date Built:** 1983  
**Approximate Age:** 25 years  
**Approximate Area:** 1100 Sq. Ft.  
**Entrance Faces:** north

### *Client Information*

**Name:** Mr and Mrs Home Buyer  
**City:** Gilbert  
**State:** Arizona  
**Zip:** 85234  
**Email:**

### *Sellers Information*

**Name:** Mr and Mrs Home Seller  
**Address:** 1234 Street Ave  
**City:** Gilbert  
**State:** Arizona  
**Zip:** 85XXX

### *Inspected By*

**Name:** Orlin Egbert  
**License:** License #47099

### *Company Information*

**Company:** Home Advantage Home Inspections, LLC  
**Address:** 10448 E. Idaho Circle  
**City:** Mesa  
**State:** AZ  
**Zip:** 85209  
**Phone:** (480)294-5673  
**Email:** Orlin@HomeAdvantageHomeInspections.com  
**Web Site:** www.HomeAdvantageHomeInspections.com

## PURPOSE AND SCOPE

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*It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.*

*This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:*

*This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.*

## STRUCTURAL COMPONENTS

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The structure section describes the basic characteristics of the house. Some observations of certain areas of the structure, such as crawlspace and attic conditions, have been documented elsewhere in this report so it is important that the client read the entire report, in order to have the best understanding of this home current condition.

### *Construction Type*

**Structure Type:** residence is a one story  
**Attached - Detached:** attached  
**Construction Type:** wood frame  
**Residence Style:** single-family dwelling

**Bedrooms:** three  
**Kitchens:** one  
**Bathrooms:** two  
**Supporting Foundation:** is built on a slab-on-grade

### *Building Foundation*

**Foundation Type:** slab-on-grade  
**Foundation Material:** poured concrete  
**Condition:** satisfactory condition  
**Structural movement:** Normal Settlement - Minor Cracking

### *Wall Structure*

**Wall Studs:** 2 by 4  
**Wall Sheathing:** stucco, likely over foam and or oriented strand board (OSB)  
**Condition:** satisfactory condition

### *Floor Structure*

**Floor Framing:** platform framing  
**Floor Joists:** 2 by 4 joists

### *Roof Structure*

**Roof Assembly Type:** manufactured truss  
**Rafter Support:** 2 by 4  
**Roof Sheathing:** plywood sheathing

**Ceiling Joist:** 2 by 4  
**Condition:** satisfactory condition

### *Attic Entrance Inspection*

**Inspection Method:** illumination on site and flashlight  
**Entrance Location:** ceiling hatch in the garage

There are signs of typical settling cracks occurring throughout the foundation. This is normal for a house of this age. There is nothing that needs to be done at this time. If they should get worse then it would be recommended having a licensed contractor evaluate and repair as necessary.

## EXTERIOR

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Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

### ***Building Exterior***

**Wall Surface Material:** wood clapboard siding<sup>1</sup>, portland cement stucco<sup>2</sup> and brick veneer<sup>3</sup>

**Condition:** satisfactory condition

**Wall Trim:** wood

**Condition:** acceptable condition

**Entry Door Types:** sliding aluminum and metal clad insulated

**Condition:** satisfactory condition

**Garage Door:** metal, sectional rollup

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<sup>1</sup> Wood and wood composites are some of the most popular exterior cladding and trim materials. However, being organic wood is also the most susceptible to damage caused by moisture, and needs to be regularly and properly maintained. At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. Finally, the paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the home touched up or repainted as necessary.

<sup>2</sup> Brick veneer, faux stone or stucco are arguably the most attractive and certainly the most durable of exterior cladding materials known to man. However, it is still necessary for a homeowner to conduct regular and proper periodic inspection and maintenance of the exterior. At least once a year, the client should carefully inspect the exterior walls for cracks, deterioration or staining caused by machinery, weather, roof leaks, overfull gutters, trees or ice and have the cladding touched up or repaired by appropriate contractors. Terminations around trim, doors and windows should be carefully examined to ensure the cladding is weather-tight and weeps at the base of the walls should be kept free of soil and debris. Trim around doors and windows should be examined, refastened, repaired, re-caulked and touched up where necessary.

<sup>3</sup> Brick veneer, faux stone or stucco are arguably the most attractive and certainly the most durable of exterior cladding materials known to man. However, it is still necessary for a homeowner to conduct regular and proper periodic inspection and maintenance of the exterior. At least once a year, the client should carefully inspect the exterior walls for cracks, deterioration or staining caused by machinery, weather, roof leaks, overfull gutters, trees or ice and have the cladding touched up or repaired by appropriate contractors. Terminations around trim, doors and windows should be carefully examined to ensure the cladding is weather-tight and weeps at the base of the walls should be kept free of soil and debris. Trim around doors and windows should be examined, refastened, repaired, re-caulked and touched up where necessary.

**Condition:** satisfactory condition  
**Eave Type:** open overhangs without any vented frieze blocking  
**Condition:** satisfactory condition

**Foundation**

**Foundation Type:** slab on grade  
**Foundation Material:** poured concrete  
**Condition:** satisfactory condition

**Slope and Drainage**

**Direction of Lot Slope:** is relatively flat<sup>1</sup>  
**Condition:** satisfactory condition

**Drives Walks and Patios**

**Driveway Types:** concrete  
**Condition:** satisfactory condition  
**Walkway Type:** concrete  
**Condition:** satisfactory condition  
**Patio Type:** a concrete  
**Patio Locations:** at the front and in the back  
**Condition:** satisfactory condition  
**Fence and Gate:** concrete block fence with wrought iron gate with wood slats  
**Condition:** satisfactory condition

There is minor stemwall spawling at the northwest corner of house. It does not appear to be active at this time. Recommend monitoring.



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<sup>1</sup> Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics.

Portions of the exterior woodwork and painted surfaces are showing deterioration to the paint/stain finish. It is important that these surfaces are kept well protected to ensure a maximum service life. The need for exterior painting is now indicated. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.



Gaps between dissimilar exterior components should be caulked and painted in order to prevent moisture infiltration into the structure. In particular there are gaps between the garage door trim and exterior stucco finish.

One or more of the fence cap blocks is unattached to the fence pilaster. Recommendation: Mortar repair as appropriate.

The storage shed on the west side of house blocks access to exterior of house at that portion of the house. As a result I am unable to inspect that portion of the house.



There is a cap loose on the pillar to the west of front entryway. Recommend having a licensed contractor repair as necessary.

## ROOF SYSTEM

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The condition of the roof felt paper or membrane below roofing materials is unknown and cannot be inspected without possible damage to the roof coverings. Inspectors do not access roof if roof is too steep or could be damaged by accessing it. No guarantee or warranty is made by this inspection whether the roof leaks at the time of the inspection or is subject to future leaks.

### *Roof Covering*

**Roof Inspected:** by walking the entire surface  
**Roof Slope:** is a pitched style  
**Roof Style:** cross gable style  
**Roofing Materials:** asphalt shingles<sup>1</sup>  
**Material Condition:** Satisfactory Condition

### *Flashing*

**Flashing Type:** galvanized steel and aluminum  
**Flashing Locations:** roof to wall intersections  
**No Title:** satisfactory condition

### *Gutters Downspouts*

**Gutter Downspout Type:** none<sup>2</sup>

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<sup>1</sup> An asphalt shingle roof consists of organic asphalt shingles. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection.

<sup>2</sup> The building does not have any gutters. This may result in moisture damage to, or cause unsightly mud spattering of, the exterior siding. It is recommended that gutters be installed.



## PLUMBING SYSTEM

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### *Supply and Piping*

**Supply and Waste System:** a municipal supply and waste system  
**Service Piping Size:** 3/4-inch  
**Service Piping Type:** copper  
**Branch Piping Size:** 1/2-inch  
**Branch Piping Type:** copper  
**Condition:** satisfactory condition  
**Fixtures/Faucets Condition:** satisfactory condition  
**Supports/Insulation Condition:** not visible  
**Functional Flow:** adequate  
**Function Drainage:** adequate  
**Waste Piping:** schedule 40 ABS plastic  
**Condition:** satisfactory condition  
**Vent Piping:** schedule 40 ABS plastic  
**Condition:** satisfactory condition

### *Water Heater*

**Water Heater Type:** a conventional storage tank  
**Water Heater Energy Source:** electricity  
**Capacity:** 50 Gallons  
**Date of Manufacture:** 2004  
**Make:** Whirlpool  
**Model:** EE3J50RD045V  
**Water Heater Location:** garage  
**Condition:** satisfactory condition

### *Fuel Tank & Controls*

**Automatic Safety Controls (TPR) Condition:** satisfactory condition

### *Sump Pump*

**Main Water Shut Off Location:** on the northern exterior of the building  
**Main Water Regulator Location:** was not found

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.

There is no anti-siphon valve (as required) where the lawn watering system ties into the main potable water supply. This condition could lead to contamination of the home water supply by allowing water from the sprinkler system to back up into the home. Recommendation: Installation of a proper anti-siphon valve by a licensed plumbing contractor.



There are plumbing components of copper and steel that are in direct contact with each other. This will sometimes cause a chemical response known as 'galvanic reaction' that accelerates deterioration of the components involved and results in leaks. Such response is normally avoided with the use of either brass or dielectric (non-conductive) fittings between pipes of dissimilar metal. The affected components need to be replaced with those of compatible material or brass or dielectric fittings need to be installed to prevent galvanic reaction.



There is some minor corrosion on the washer hot and cold water valves. Recommend having repaired as necessary by a licensed contractor.



## ELECTRICAL SYSTEM

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A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

### *Service Entry*

**Service Drop Type:** underground service lateral  
**Condition:** satisfactory condition  
**Service Entry Conductor:** copper  
**Condition:** satisfactory condition  
**Service Ground Conductor:** stranded copper  
**Service Ground Location:** ufer ground  
**Condition:** satisfactory condition  
**Meter Location:** east side of the residence

### *Main Disconnect*

**Main Disconnect Type:** breaker  
**Main Disconnect Rating:** 200 amps  
**Main Disconnect Location:** inside the service entrance panel

### *Main Panel*

**Service Entrance Panel Location:** east side of the residence  
**Panel Type:** Undetermined  
**Panel Style:** breaker system  
**Amperage Rating:** 200 amps  
**Condition:** satisfactory condition  
**Final Service Rating:** 200 amps

### *Distribution Wiring*

**Wiring Type:** non-metallic sheathed cable (romex) and armored (BX) cable  
**Wiring Conductors:** copper  
**Condition:** satisfactory condition  
**GFCI Locations:** bathroom, garage and exterior of the residence<sup>1</sup>

### *Smoke Alarm Detectors*

**Smoke Alarms:** Alarms Found

### *Sub Panel*

**Sub Panel Location:** pool  
**Sub Panel Type:** unknown

---

<sup>1</sup> GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

**Sub Panel Style:** breaker system  
**Sub Panel Amperage Rating:** 30 amp  
**Condition:** satisfactory condition

The main service panel appears to have some room for future upgrades or additions to the system.

No ground fault circuit interrupters (GFCI) were found in the kitchen. This was not required at the time of construction on this home. However it is recommended to have GFCI's installed for safety purposes.

The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

There are electrical outlet/s that are missing cover plates in the house. This is a safety issue due to exposed wires. Recommend replacing as necessary. Outlet under kitchen sink was noted missing cover plate.



There are electrical lines that are improperly fed through a knockout on the pool sub panel. It is recommended to have a licensed contractor repair as necessary.

There are breakers in the main panel that aren't marked. In case of emergency it is difficult to know which breakers need turned off. Recommend labeling all breakers



A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

This is a list of only those items readily apparent during my limited inspection of the electrical system. A further examination by a qualified electrician is recommended.

## HEATING SYSTEM

---

### *Heating Systems*

**Type of Heating System:** a heat pump  
**Heating System Location:** roof  
**Condition:** satisfactory condition  
**Heating System Access:** from the roof  
**Location Electric Safety Switch:** at roof unit  
**Type of Thermostats:** programmable<sup>1</sup>  
**Location of Thermostats:** main floor hall  
**Condition:** satisfactory condition

### *Heat Pump*

**Heat Exchange Method:** air source<sup>2</sup>  
**Location of Cutoff:** within sight of the unit

### *Air Handler Evaporator*

**Inside Unit Location:** located on roof  
**Condition:** satisfactory condition  
**Make:** Rheem

### *Coil Condenser*

**Outside Unit Location:** on roof  
**Condition:** satisfactory condition  
**Make:** Rheem  
**Model:** RQMA-A036JK  
**BTU:** 35,000  
**Serial:** 5533F139805905

### *Ducting Ventilation*

**Type of Ducting:** flexible polyethylene  
**Condition:** satisfactory condition  
**Type of Return Ducting:** flexible polyethylene  
: satisfactory condition

### *Air Filter*

**Location:** return intakes  
**Type:** disposable  
**Condition:** satisfactory condition  
**Width:** 20"  
**Height:** 25"  
**Depth:** 1"

---

<sup>1</sup> It is recommended that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

<sup>2</sup> The heat pump is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil in order to heat the home in winter. When used to cool a home the latent heat from the interior is gathered through the interior coil and transferred to the outside air.

***Other Air Filter***

**Location:** Return Intakes  
**Type:** a disposable  
**Condition:** satisfactory condition  
**Width:** 20"  
**Height:** 25"  
**Depth:** 1"

Temperature readings at all delivery and return registers were found to be within normal tolerances.

All rooms were checked for a heat source (delivery register) with no defects noted.

## AIR CONDITIONING SYSTEM

---

In accordance with the standards of practice of my professional association, I inspect only installed air conditioning units. I am required to operate the system using normal controls and to describe the energy source and distinguishing characteristics in my report. I am not required to determine whether the system is adequately sized for the home, pressure-test the system or inspect for leaking refrigerant, program digital thermostats or controls or operate the setback features of thermostats or controls.

### *System Description*

**Type of system:** a heat pump  
**Energy source:** electricity  
**Exchange Method:** air source<sup>1</sup>

### *Thermostat*

**Type:** Programmable  
**Locations:** main floor hall  
**Thermostat Condition:** satisfactory condition  
**Location of Cutoff:** within sight of the unit

### *Air Handler Evaporator*

**Inside Unit Location:** is located on roof  
**Condition:** satisfactory condition  
**Make:** Rheem

### *Coil Condenser*

**Outside Unit Location:** roof  
**Condition:** satisfactory condition  
**Make:** Rheem  
**Model:** RQMA-A036JK  
**Serial:** 5533F139805905

### *Air Filter*

**Location:** return intakes  
**Type:** disposable  
**Condition:** satisfactory condition  
**Width:** 20"  
**Height:** 25"  
**Depth:** 1"

### *Other Air Filter*

**Type:** a disposable  
**Condition:** satisfactory condition

---

<sup>1</sup> The heat pump is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil in order to heat the home in winter. When used to cool a home the latent heat from the interior is gathered through the interior coil and transferred to the outside air.



**Width:** 20"  
**Height:** 25"  
**Depth:** 1"

The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. This system is operating within specified temperature limits.

Heating and air conditioning system(s) last longer and perform more efficiently when serviced seasonally.

All rooms were checked for a cooling source (delivery register) and no defects were observed.

## INTERIOR

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### *Room Interior*

**Heat Source:** a forced air furnace vent  
**Wall Surface Type:** drywall  
**Condition:** satisfactory condition  
**Ceiling Surface Type:** drywall  
**Condition:** satisfactory condition  
**Flooring Type:** wood paneling and tile  
**Condition:** satisfactory condition  
**Kitchen Flooring Material:** tile  
**Condition:** satisfactory condition  
**Kitchen Counter Top Type:** laminate  
**Condition:** satisfactory condition

### *Cabinets and Counters*

**Kitchen Cabinet Type:** face frame  
**Condition:** satisfactory condition  
**Bathroom Flooring Material:** tile  
**Condition:** satisfactory condition  
**Bathroom Counter Top Type:** laminate  
**Condition:** satisfactory condition  
**Bathroom Cabinet Type:** face frame  
**Condition:** satisfactory condition  
**Inside Door Type:** hollow core wood panel  
**Condition:** satisfactory condition

### *Windows and Doors*

**Window Frame Type:** aluminum  
**Window Pane Type:** single glazed  
**Condition:** acceptable condition

### *Garage Door*

**Garage Door Type:** metal, sectional rollup  
**Condition:** satisfactory condition  
**Garage Door Opener:** Automatic  
**Garage Walk Through Door:** meets code  
**Garage Walk Through Door Condition:** satisfactory condition

There was limited access to various portions of the house due to it being occupied.



The left window in front room does not latch correctly. The right side lock will not lock. Left side locks fine. Recommend having repaired by a licensed contractor.



## GARAGE

---

### *Garage Features*

**Garage Type:** Attached Garage  
**Auto Bays:** two bay  
**Location:** east side of the home  
**Firewall Garage to House:** floor to ceiling

### *Garage Structure*

**Foundation Type:** poured concrete  
**Wall Surface Material:** wood clapboard siding and portland cement stucco  
**Wall Trim:** wood

### *Roof System*

**Roof Assembly Type:** same as home  
**Rafter/Support Size:** 2 by 4  
**Roof Sheathing:** plywood sheathing  
**Ceiling Joist Size:** 2 by 4  
**Roofing Materials:** asphalt shingles

### *Doors and Windows*

**Garage Entrance:** from the hallway on east side of house  
**Pedestrian Entrances:** one other pedestrian entrance  
**Walk Through Door:** fire-rated, solid wood equipped with a self-closing hinge and tight weatherstripping  
**Garage Door Type:** metal, sectional rollup  
**Garage Door Opener:** Automatic

### *Insulation and Heat*

**Inside Wall Finish:** drywall  
**Electro/Mechanicals:** water heater  
**Heat Type:** not heated

### *Electrical and Lighting*

**Garage Power:** service panel is contiguous with house  
**The garage lighting:** overhead fluorescent lights

The access to inspect garage was limited due to several items in garage blocking walls.

The garage door reversed when obstructed as required.

## ATTIC AREA AND ROOF FRAMING

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Homes of this era were typically only lightly insulated during initial construction. The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, I suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

### ***Attic Locations and Access***

**Attic Spaces:** none  
**Attic Access Locations:** garage  
**Inspection Method:** inside attic

### ***Roof Assembly***

**Roof Assembly Type:** manufactured truss assembly  
**Rafter:** 2 by 4  
**Roof Sheathing:** plywood sheathing  
**Ceiling Joist:** 2 by 4  
**Condition:** satisfactory condition

### ***Attic Floor***

**Attic Flooring:** partial board  
**Attic Storage:** can partially be used

### ***Attic Insulation***

**Insulated at:** walls and floors only  
  
**Floor Insulation Type:** blown-in cellulose  
**Floor Measure:** 8 inches  
**Floor R-Value:** 30  
**Floor Vapor Retarder:** none  
**Condition:** satisfactory condition

**Knee Walls Insulation Type:** fiberglass batt  
**Knee Walls Measure:** 6 inches  
**Knee Walls R-Value:** 30  
**Knee Walls Vapor Retarder:** none  
**Condition:** satisfactory condition

**Attic Ventilation**

**Attic Ventilation Type:** passive ventilation

**Intake Location:** gable vents

**Exhaust Location:** roof vents

The blown in insulation has settled over time. This is typical for a house this age. Recommend having a licensed contractor evaluate and add insulation if necessary.

The attic insulation levels in this attic are inconsistent. This will result in uneven energy loss and comfort levels in the home. It is recommended that the insulation be redistributed and improved as necessary to ensure consistent comfort levels throughout the home.



## SWIMMING POOL

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### *Pool Description*

**Pool Type:** in-ground  
**Pool Location:** back yard  
**Pool material:** sprayed in place shotcrete (Gunite) shell  
**Pool Finish:** plastered exposed aggregate  
**Pool Surrounding:** poured concrete flatwork  
**Pool Coping Material:** poured concrete

### *Electrical Controls*

**Panel Location:** at a sub-panel near the equipment  
**Amperage Rating:** 30 amps  
**Voltage Rating:** 110/220 volts  
**Breaker Fuse Style:** Breaker  
**Pumps on Timer:** yes  
**Underwater Lighting:** 120-volt underwater  
**GFCI Found:** Yes<sup>1</sup>  
**Equipment Tested:** circulation pump, underwater lighting, filter and pump timer

### *Water Supply*

**Water Supply Plumbing:** unknown  
**Filter:** sand filter  
**Pumps:** circulation  
**Other (injection):** no air injection mechanism

### *Gate and Fencing*

**Fencing:** wrought iron  
**Fence Height:** at least 5 ft.  
**Gate Opens:** outward  
**Lock Height:** at least 48

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<sup>1</sup> GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

The pool equipment showed signs of a current water leak between the pump housing and pump. Recommend having repaired by a licensed contractor.



The pool decking has several settling cracks around the perimeter of pool. None seem to be currently active. Recommend having repaired by a licensed contractor.



The plaster pool finish has a few chips and cracks in the surface. Recommend having a licensed contractor evaluate/repair as necessary.



There are signs of a possible air leak somewhere in the pool system. The pump housing has air cavitating in it and the return jets have air in them. The system is still functioning but not to its full potential. Recommend having a licensed contractor evaluate/repair as necessary.

The in-floor cleaning system has been removed and replaced with a regular crawling floor cleaner. As a result there are voids where the pop-up heads were. This is more cosmetic than an actual problem but should be noted.



## ARIZONA STANDARDS OF PROFESSIONAL PRACTICE

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10.	Central Air Conditioning
11.	Interiors
12.	Insulation & Ventilation
Glossary	NOTE: <i>Italicized</i> words are defined in the Glossary

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### 1. INTRODUCTION

- 1.1 These Standards define the practice of Home Inspection in the State of Arizona.
- 1.2 These Standards of Practice
- A. provide inspection guidelines.
  - B. make public the services provided by private fee-paid inspectors.

### 2. PURPOSE AND SCOPE

Inspections performed to these Standards shall provide the *client* with a better understanding of the property conditions, as observed at the time of the *inspection*.

#### 2.2 Inspectors shall:

- A. before the inspection report is delivered, enter into a written agreement with the *client* or their authorized agent that includes:
  1. the purpose of the inspection.
  2. the date of the inspection.
  3. the name address and certification number of the *inspector*.  
the fee for services.
  4. a statement that the inspection is performed in accordance with these Standards.  
limitations or exclusions of *systems* or *components* inspected.
- B. *Observe readily accessible installed systems and components* listed in these Standards.
- C. submit a written report to the *client*, which shall:
  1. *describe systems and components* identified in sections 4-12 of these Standards.
  2. state which *systems and components* designated for inspection in these Standards have been inspected and any *systems and components* designated for inspection in these Standards, which were present at the time of the inspection and were not inspected and a reason why they were not inspected.

3 state any *systems* and *components* so inspected which were found to be in need of *immediate major repair* and any recommendations to correct, monitor or *evaluate by appropriate persons*.

- 2.3 These Standards are not intended to limit *inspectors* from:
- A. reporting observations and conditions in addition to those required in Section 2.2.
  - B. excluding *systems* and *components* from the inspection if requested by the *client*.

### 3. GENERAL LIMITATIONS AND EXCLUSIONS

#### 3.1 General limitations:

- A. Inspections done in accordance with these Standards are visual, not *technically exhaustive* and will not identify concealed conditions or latent defects.

These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

#### 3.2 General exclusions:

A. **Inspectors are NOT required to report on:**

- 1. life expectancy of any *component* or *system*.
- 2. the causes of the need for a major repair.
- 3. the methods, materials and costs of corrections.
- 4. the suitability of the property for any specialized use.
- 5. compliance or non-compliance with applicable regulatory requirements.

requirements.

- 6. the market value of the property or its marketability.
- 7. the advisability or inadvisability of purchase of the property.
- 8. any *component* or *system*, which was not *observed*.

9. the presence or absence of pests such as wood damaging organisms, rodents, or insects.

10. cosmetic items, underground items, or items not permanently *installed*.

B. **Inspectors are NOT required to:**

- 1. offer warranties or guarantees of any kind.
- 2. calculate the strength, adequacy, or efficiency of any system or *component*.

3. enter any area or perform any procedure, which may damage the property or its *components* or be dangerous to the *inspector* or other persons.

4. operate any *system* or *component*, which is *shut down* or otherwise inoperable.

5. operate any *system* or *component*, which does not respond to *normal operating controls*.

6. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris, which obstructs access or visibility.

7. determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, and contaminants in soil, water, and air.

8. determine the effectiveness of any *system installed* to control or remove suspected hazardous substances.

9. predict future conditions, including but not limited to failure of *components*.

10. project operating costs of *components*.

11. evaluate acoustical characteristics of any *system* or *component*.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. **SYSTEM: STRUCTURAL COMPONENTS**

4.1 **The inspector shall observe:**

- A. *structural components* including:
  - 1. foundation.
  - 2. floors.
  - 3. walls.
  - 4. columns.
  - 5. ceilings.
  - 6. roofs.

4.2 **The Inspector shall:**

- A. *describe* the type of:
  - 1. foundation.
  - 2. floor structure.
  - 3. wall structure.
  - 4. columns.
  - 5. ceiling structure.
  - 6. roof structure.
- B. probe *structural components* where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.
- C. enter *under floor crawl spaces* and attic spaces except when access is obstructed, when entry could damage the property, or when *dangerous or adverse situations* are suspected.
- D. report the methods used to inspect *under floor crawl spaces* and attics.
- E. report signs of water penetration into the building or signs of abnormal or harmful condensation on building *components*.

5. **SYSTEM: EXTERIOR**

5.1 **The inspector shall observe:**

- A. wall cladding, flashings and trim.
- B. entryway doors and *representative number* of windows.
- C. garage door operators.
- D. decks, balconies, stoops, steps, areaways, and porches including railings.
- E. eaves, soffits and fascias.
- F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 **The inspector shall:**

- A. *describe* wall-cladding materials.
- B. operate all entryway doors and *representative number* of windows including garage doors, manually or by using permanently *installed* controls of any garage door operator.
- C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 **The inspector is NOT required to observe:**

- A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
- B. fences.
- C. *safety glazing*.
- D. garage door operator remote control transmitters.
- E. geological conditions.

- F. soil conditions.
- G. *recreational facilities*.
- H. outbuildings other than garages and carports.

6. **SYSTEM: ROOFING**

6.1 **The inspector shall observe:**

- A. roof coverings.
- B. *roof drainage systems*.
- C. flashings.
- D. skylights, chimneys and roof penetrations.
- E. signs of leaks or abnormal condensation on building *components*.

6.2 **The inspector shall:**

- A. *describe* the type of roof covering materials.
- B. report the methods used to inspect roofing.

6.3 **The inspector is NOT required to:**

- A. walk on the roofing.
- B. *observe* attached accessories including but not limited to solar *systems*, antennae, and lightning arresters.

7. **SYSTEM: PLUMBING**

7.1 **The inspector shall observe:**

- A. interior water supply and distribution *system* including:
  - 1. piping materials, including supports and insulation.
  - 2. fixtures and faucets.
  - 3. functional flow.
  - 4. leaks.
  - 5. *cross connections*.
- B. interior drain, waste and vent *system*, including:
  - 1. traps; drain, waste, and vent piping; piping supports and pipe insulation.
  - 2. leaks.
  - 3. *functional drainage*.
- C. hot water *systems* including:
  - 1. water heating equipment.
  - 2. *normal operating controls*.
  - 3. *automatic safety controls*.
  - 4. chimneys, flues and vents.
- D. fuel storage and distribution *systems* including:  
interior fuel storage equipment, supply piping, venting and supports.  
leaks.
- E. sump pumps.

7.2 **The inspector shall:**

- A. *describe*:
  - 1. water supply and distribution piping materials.
  - 2. drain, waste and vent piping materials.
  - 3. water heating equipment.
- B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.

7.3 **The inspector is NOT required to:**

- A. state the effectiveness of anti-siphon devices.
- B. determine whether water supply and waste disposal *systems* are public or private.
- C. operate *automatic safety controls*.

D. operate any valve except water closet flush valves, fixture faucets and hose faucets.

E. *observe*:

1. water conditioning *systems*.
2. fire and lawn sprinkler *systems*.
3. *on-site water supply quantity and quality*.
4. on-site waste disposal *systems*.
5. foundation irrigation *systems*.
6. spas, except as to *functional flow and functional drainage*.

8. **SYSTEM: ELECTRICAL**

8.1 **The inspector shall observe:**

- A. service entrance conductors.
- B. service equipment, grounding equipment, main over-current device, and main and distribution panels.
- C. amperage and voltage ratings of the service.
- D. branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages.
- E. the operation of a *representative number of installed* lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
- F. 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.
- G. the operation of ground fault circuit interrupters.

8.2 **The inspector shall:**

- A. *describe*:
  1. service amperage and voltage.
  2. service entry conductor materials.
  3. service type as being overhead or underground.
  4. location of main and distribution panels.
- B. report any *observed* aluminum branch circuit wiring.

8.3 **The inspector is NOT required to:**

- A. insert any tool, probe or testing device inside the panels.
- B. test or operate any over current device except ground fault interrupters.
- C. *dismantle* any electrical device or control other than to remove covers of the main and auxiliary distribution panels.
- D. *observe*
  1. smoke detectors.
  2. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

9. **SYSTEM: HEATING**

9.1 **The inspector shall observe:**

- A. permanently *installed* heating *systems* including:
  1. heating equipment.
  2. normal operating controls.
  3. automatic safety controls.
  4. chimneys, flues and vents.
  5. solid fuel heating devices.
  6. heat distribution *systems* including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.

- 7, the presence of an *installed* heat source in each room.
- 9.2 **The inspector shall:**
- A. *describe*:
    - 1. energy source.
    - 2. heating equipment and distribution type.
  - B. operate the *systems* using normal operating controls.
  - C. open *readily openable access panels* provided by the manufacturer or installer for routine homeowner maintenance.

- 9.3 **The inspector is NOT required to:**
- A. operate heating *systems* when weather conditions or other circumstances may cause equipment damage.
  - B. operate *automatic safety controls*.
  - C. ignite or extinguish solid fuel fires.
  - D. *observe*:
    - 1. the interior of flues.
    - 2. fireplace insert flue connections.
    - 3. humidifiers.
    - 4. electronic air filters.
    - 5. the uniformity or adequacy of heat supply to the various rooms.

## 10. SYSTEM: CENTRAL AIR CONDITIONING

- 10.1 **The inspector shall observe:**
- A. *central air conditioners* including:
    - 1. cooling and air handling equipment.
    - 2. normal operating controls.
  - B. *distribution systems* including:
    - 1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units.
    - 2. the presence of an *installed* cooling source in each room.

- 10.2 **The inspector shall:**
- A. *describe*:
    - 1. energy sources.
    - 2. cooling equipment type.
  - B. operate the *systems* using *normal operating controls*.
  - C. open *readily openable access panels* provided by the manufacturer or installer for routine homeowner maintenance.

- 10.3 **The inspector is NOT required to:**
- A. operate cooling *systems* when weather conditions or other circumstances may cause equipment damage.
  - B. *observe* non-central air conditioners.
  - C. *observe* the uniformity or adequacy of cool-air supply to the various rooms.

## 11. SYSTEM: INTERIORS

- 11.1 **The inspector shall observe:**
- A. walls, ceiling and floors.
  - B. steps, stairways, balconies and railings.
  - C. counters and a *representative number* of cabinets.
  - D. a *representative number* of doors and windows.
  - E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
  - F. sumps.

- 11.2 **The inspector shall:**

- A. operate a *representative number* of primary windows and interior doors.
  - B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building *components*.
- 11.3 **The inspector is NOT required to observe:**
- A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
  - B. carpeting.
  - C. draperies, blinds or other window treatments.
  - D. household appliances.
  - E. *recreational facilities* or another dwelling unit.
12. **SYSTEM: INSULATION & VENTILATION**
- 12.1 **The inspector shall observe:**
- A. insulation and vapor retarders in unfinished spaces.
  - B. ventilation of attics and foundation areas.
  - C. kitchen, bathroom, and laundry venting *systems*.
- 12.2 **The inspector shall describe:**
- A. insulation and vapor retarders in unfinished spaces.
  - B. absence of same in unfinished space at conditioned surfaces.
- 12.3 **The inspector is NOT required to report on:**
- A. concealed insulation and vapor retarders.
  - B. venting equipment, which is integral with household appliances.

## GLOSSARY

### **Automatic Safety Controls:**

Devices designated and *installed* to protect *systems* and *components* from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other *unsafe* conditions.

### **Central Air Conditioning:**

A *system*, which uses ducts to distribute, cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

### **Client:**

A customer who contracts with a home *inspector* for a home inspection.

### **Component:**

A *readily accessible* and observable aspect of a *system*, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the *system*.

### **Cross Connection:**

Any physical connection or arrangement between potable water and any source of contamination.

### **Dangerous or Adverse Situations:**

Situations, which pose a threat of injury to the *inspector*, and those situations that require the use of special protective clothing or safety equipment.

### **Describe:**

Report in writing a *system* or *component* by its type, or other *observed* characteristics, to distinguish it from other *components* used for the same purpose.

### **Dismantle:**

To take apart or remove any *component*, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

### **Engineering:**

Any professional service or creative work requiring education, training, and experience and the application of special knowledge of the mathematical, physical and *engineering* sciences

### **Evaluation by Appropriate Persons:**

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home *inspector*.

### **Functional Drainage:**

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

### **Functional Flow:**

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

### **Immediate Major Repair:**

A *major defect*, which if not quickly addressed, will be likely to do any of the following:

- worsen appreciably
- cause further damage
- be a serious hazard to health and/or personal safety

### **Inspector:**

A person certified as a home *inspector* by the Arizona Board of Technical Registration



Installed:

Attached or connected such that the *installed* item requires tools for removal.

**Major Defect:**

A system or component that is *unsafe* or not functioning

**Normal Operating Controls:**

Homeowner operated devices such as a thermostat, wall switch or safety switch.

**Observe:**

The act of making a visual examination of a *system* or *component* and reporting on its condition.

**On-site Water Supply Quality:**

Water quality is based on the bacterial, chemical, mineral and solids content of the water.

**On-site Water Supply Quantity:**

Water quantity is the rate of flow of water.

**Primary Windows and Doors:**

Windows and/or exterior doors, which are designed to remain in their respective openings year round.

**Readily Accessible**

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property.

**Readily Openable Access Panel:**

A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place.

Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building *components*.

**Recreational Facilities:**

Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

**Representative Number:**

For multiple identical *components* such as windows and electrical outlets, the inspection of one such *component* per room. For multiple identical exterior *components*, the inspection of one such *component* on each side of the building.

**Roof Drainage Systems:**

Gutters, downspouts, leaders, splash blocks, and similar *components* used to carry water off a roof and away from a building.

Safety Glazing:

Tempered glass, laminated glass, or rigid plastic.

**Shut Down:**

A piece of equipment whose safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, or a *system* that cannot be operated by the device or control that a home owner should normally use to operate it.

Solid Fuel Heating Device:

Any wood, coal, or other similar organic fuel-burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves (room heaters), central furnaces, and combinations of these devices.

**Structural Component:**

A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls, and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.

**System:**

A combination of interacting or interdependent *components*, assembled to carry out one or more functions.

**Technically Exhaustive:**

An inspection is *technically exhaustive* when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or *engineering* findings, conclusions, and recommendations.

**Under floor Crawl Space:**

The area within the confines of the foundation and between the ground and the underside of the lowest floor structural *component*.

**Unsafe:**

A condition in a readily accessible, installed *system* or *component*, which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in adopted residential construction standards.