# Home Inspection Report




**REPORT DATE:**
November 24, 2006(sample)

**PROPERTY LOCATION:**
123 Patriots Way(sample)
Phoenix AZ 85200

**PREPARED FOR:**
John Doe(sample)
123 Patriots Way
Phoenix AZ 85200
Phone: 888-888-8888

**PREPARED BY:**
Timothy P. Kolb AZBTR #46224
ATS Home Inspections LLC.
P.O. Box 5416
Glendale, AZ.85312
(623)266-8846

TABLE of CONTENTS

## 2. PURPOSE AND SCOPE

The weather was sunny at the time of the inspection.

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 the State of Arizona inspection standards is included at the end of the report.

## 3. STRUCTURAL SYSTEM

The subject residence is a one story detached, wood frame, single family dwelling, built about 1999. The residence has three bedrooms, one kitchen, two-and-a-half bathrooms and is built on a slab-on-grade. Wall framing is 2 by 4 studs on 16-inch centers sheathed with stucco over presumed foam over oriented strand board (OSB) or plywood, likely nailed directly to wall studs. The ceiling joists are 2 by 4. The roof is a manufactured truss assembly, the rafters are 2 by 4 on 24-inch centers sheathed with oriented strand board (OSB). The foundation is conventional poured concrete design.

No obvious indications of any significant present or preexisting foundation flaws, including cracks, were noted during the inspection process. The attic was inspected using a flashlight. The attic access location was a ceiling hatch in the garage.

All visible components of the ceiling and flooring appear to be in serviceable condition.

All visible components of the structure appeared to be in satisfactory condition, unless defects were noted.

## 4. LANDSCAPE AND SITE DRAINAGE

The lot is relatively flat.

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. 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.

At the time of inspection there was no evidence of a perimeter drainage system found.

The driveways are concrete with minimal cracking and/or surface deterioration observed. The work appears stable with no indications of unusual surface erosion, settlement or unsatisfactory subsoil conditions noted.

The sidewalks and walkways are concrete with minimal cracking and/or surface deterioration observed. The work appears stable with no indications of unusual surface erosion, settlement or unsatisfactory subsoil conditions noted.

## 5. EXTERIOR

The exterior wall surface is stucco.

The material and installation appear to be of good quality.

The stucco finish was examined and small cracks were noted at various locations. It is believed that no on-going movement is occurring at the present time and that the cracking appears repairable. It should be noted that settlement cracking is a common occurrence in stucco wall surfaces and the cracking observed is believed to be typical of that found in the average home.

The exterior woodwork and painted surfaces appear in satisfactory condition. No unusual or severe deterioration was observed in the exterior paint/stain finishes. It is important that all exposed wood surfaces are kept well protected to ensure a maximum service life. 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.

A representative sampling of exterior building details such as flashing, wall intersections, door and window penetrations and the various materials in place to prevent moisture penetration was examined. No obvious voids, indications of leakage or deterioration to these details were observed at the time of inspection. It is noted that all examined areas appeared reasonably well sealed and of good quality.

Small cracks or voids in the concrete foundation stem walls should be filled and the exposed areas should be repainted.

The joint between the stucco weep screed and the concrete stem wall should be

caulked or sealed at gaps for moisture and pest protection.

Gaps between dissimilar materials should be caulked and painted.

Joints between dissimilar materials, such as stucco to wood, stucco to metal flashings, stucco to window and door frames, etc., should be sealed and caulked.

Random area small exterior wall stucco cracks should be repaired or sealed the next time the home is painted.

The exterior entry doors are a combination of solid wood, and fluted solid wood units.

The door to the rear of the structure is a sliding glass unit.

The main exterior entry and exit doors were examined. All doors appeared operational, in satisfactory condition and adequately weather stripped. As air leakage is a significant factor in the insulative and energy efficient properties of buildings, it is a standard recommendation that all doors are well adjusted and fitted with appropriate, good quality weather stripping products.

All doors have adequate dead bolts.

There is an attached flagstone patio located in the rear of the residence.

This work appears satisfactory with minimal indications of settlement cracking, surface erosion or other deterioration.

The patio has an uncovered wooden ramada and exposed to the elements.

The soffits are open with exposed rafter tails capped with fascia. The fascia and rafter tails appeared to be in satisfactory condition.
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## 6. ROOF SYSTEM

The roof inspection was accomplished by walking the roof. Unless noted otherwise, the inspection included the covering, penetration seals, skylights (if present) and flashing.

The roofing materials are a combination of concrete tile roofing

A concrete tile roof consists of preformed, interlocking tiles that are cast from concrete and fastened to the substrate with metal clips or by either nailing or

screwing. Concrete roofs are very durable, but care must be taken when walking on them as stepping onto tiles at the wrong location can crack them. These roofs can be badly damaged by moss growth that is left unchecked, but when properly cared for have an expected service life in excess of 50 years.

Some of the tiles on the roof are broken. Recommend repair by a licensed roofing contractor as appropriate. See additional comment in executive summary

Please note: The condition of roof felt paper or membranes below roof tiles, shingles, or wood shakes is unknown and cannot be inspected without possible damage to the roof coverings. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

There is either no or incomplete/incorrect drip edging installed around the perimeter of this roof. Both the National Roofing Contractors Association (NRCA) and the Asphalt Roofing Manufacturers Association (ARMA) recommend drip edging be installed at the rakes and eaves of all roofs. This is to limit exposure of the edges of the roof decking to wind-driven rain, capillary action or splashback from gutters that could eventually lead to failure of the roof decking. These instructions are clearly spelled out in the installation manuals of both of these organizations. While it might be the case that few roofers in this particular region customarily install drip edging, we feel that, if NRCA and ARMA see it as a necessary component of the roof system, it should not be omitted and correction by a reputable roofer is recommended.

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.

No skylights were observed on this home.

The roof system flashings consist of galvanized steel and were found at the roof to wall intersections and the base of chimney chase and are in serviceable condition.

The building has a metal, multi-wall chimney that vents a gas stove in the living room.

The flue pipe for the chimney chase could not be observed due to a spark arrestor being installed. Recommend further evaluation by a licensed chimney sweep.

## 7. PLUMBING SYSTEM

The plumbing system is connected to a municipal supply and waste system. Service piping to the house is 1-inch copper. Branch piping inside the house is 1/2-inch copper. Waste and vent piping is ABS plastic and appears to be in satisfactory condition. The flow pressure is typical for the area and is considered adequate.

All faucets inside and outside the home were operated and checked for cross installation, functional flow and all drains were checked for functional drainage. No defects were found except as noted.

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, 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.

A conventional storage tank with *50* gallons of capacity provides hot water for the residence. The tank appeared to be in serviceable condition. The energy source for the water heater is gas.

The gas line plumbing is black steel. The interior gas shut-off valve is located at the branch gas line to the water heater. The visible portion of the line appeared to be properly supported with no defects noted.

The temperature pressure relief valve and drain line was checked for proper material and installation and no defects were observed.

The vent system, flues, and/or chimneys were inspected.

There is no provision under the water heater for the evacuation of moisture in the event of a catastrophic leak. Recommend installation of a drip pan, by a licensed plumbing contractor, with a drain line capable of evacuating moisture to the exterior of the dwelling or to an area on the garage or carport floor by a licensed plumbing contractor.

IRC code 2801.5 and UPC 510.7 reads in part: “Water heaters in attics or other areas that can be damaged due to leakage shall be installed in a watertight pan”. It is unknown if the City of Phoenix requires a drip pan.

Hot water was available at all applicable faucets and the water heating controls were determined to be in working order with no defects noted.

The support methods of all plumbing pipes and materials are within closed walls and therefore determined to be beyond the scope of this non-invasive inspection.

Please note: Water stop valves and overflows are not checked. Fixtures and trim are checked for function only and not for cosmetic value.

Please note: Inspectors are not required to determine source of water supply, operate any valve except water closet flush valves, fixture faucets, and hose bibs. Solar systems, septic systems, wells, filters, conditioners, yard watering systems, and fire sprinklers are not part of this inspection and are further not required of the home inspector by state regulations.

NOTE: The main water entry shut off and pressure reducers are located on the western exterior of the building.

NOTE: The main waste clean out is located on the northern exterior of the building.

NOTE: The main water floor drain is located (none installed).

## 8. ELECTRICAL SYSTEM

The service entrance amperage rating is 200 amps with a voltage rating of 110/220 volts. The main service entrance panel is a breaker system located in the east side of the residence. The service to the dwelling is underground service lateral with copper entry conductors. The main disconnect is a 200 amp breaker type located inside the service entrance panel. The final service rating was determined to be 200 amps. The service grounding electrode conductor is a single-conductor copper ground located on the presumed ufer.

The service entry panel was inspected and appears to be in serviceable condition with no obvious defects noted or defects noted below.

Breakers and wire sizes within the service panel were inspected and no incompatibility was noted.

The distribution and branch wiring is non-metallic sheathed cable (romex) type, copper wiring.

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

A representative number of lighting fixtures and switches were tested, no obvious defects were observed with the system.

A representative number of fixtures and electrical outlets were tested, no obvious defects were observed with the system.

A number of ground fault circuit interrupters were found and tested, no obvious defects were observed with the system.

Receptacles within 6-ft. of interior plumbing, fixtures, in the garage, carport or exterior were found to have the correct polarity and grounding.

This home had Arc fault protected receptacles in the bedrooms. They were tested and no obvious defects were observed with the system.

A number of ground fault circuit interrupters were found and tested, no obvious defects were observed with the system. The bedrooms were protected by AFCI outlets and appear to function as designed, at time of inspection, with no defects noted.

A representative number of switches and receptacles that are readily accessible are tested. 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.

Hard wired smoke alarms were found in the building. The Fire Code requires alarms in all hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens.

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

The inspection of smoke alarms is not required by the State of Arizona. Inspection of alarms consists of testing the individual alarm by depressing the test button to determine if the alarm will sound. The sounding of the alarm is no guarantee that the alarm will work in a real fire scenario. The only way to accurately test the alarm is by the introduction of smoke next to the alarm. Due to the damage that can be caused, no smoke was introduced in the test. If the client wishes to test the alarms further, they do so at their own risk.

NOTE: The electrical meter is located on the east side of the residence.

## 9. HEATING SYSTEM

The inspection of the heating system includes the coil, fan, mounting apparatus, ducting and venting where appropriate. Heating is not inspected during the summer months when the air conditioning is normally in use. Heating is never tested when the outside temperature is above 70 degrees Fahrenheit. The system is tested (when outside temperature permits) and temperature splits are recorded. Unless otherwise noted, all the above was in acceptable condition at the time of inspection.

A natural gas forced air furnace provides heat to the residence. The filter appeared to be in satisfactory condition. The heating system is located in the attic and was accessed by entering through an attic hatch. The electrical safety switch for the heating system is located at the furnace unit. The thermostat for the system is a programmable type. It is recommended that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

MAKE: Goodman
MODEL: CKJ60-1C
SERIAL: 9906425433

The heating system last service date is unknown. No inspection tag was found on the heating system at the time of the inspection. The heating system meets the rough heating requirement calculation for this home.

The gas heating system is fueled by natural gas. The gas line plumbing is black steel. The interior gas shut-off valve is located at the branch gas line to the furnace. The gas meter is located at the west side of the home. The exterior gas shut-off valve is located at the meter.

The gas furnaces have a double-wall metal vent that vents up through the roof.

The flue is not shared with the water heater.

Every effort is made to inspect the gas lines within the dwelling envelope. This effort, however, is often hampered by inaccessible attics and pipe being enclosed within walls. We recommend contacting the company who provides gas to the home and having them conduct a complete check of the supply system. Generally, the gas company will conduct inspections for a nominal fee or will provide the service for free. Further, the gas company has pressure testers, leak detectors, etc. that are, in some cases, superior to testing equipment utilized by home inspectors.

Heating unit was not checked for heating function due to time of year and potential for damage if switched from cooling to heat and then back again.

The ductwork for the heating system consists of flexible, insulated, polyethylene ducts with polyethylene return ducting. The filter(s) for this system can be found at the return air intake grill(s). The filters are a two reusable electrostatic type measuring 20" X 20" X 1". The posted last date of cleaning was unknown.

Due to the utilization of natural gas in the heating unit, the installation of carbon monoxide detector is recommended.

## 10. AIR CONDITIONING SYSTEMS

The inspection of the air conditioning system includes, when possible, the evaporative coil, air handler, suction line insulation, drain lines, and condensate drain pans. The system is tested (when outside temperature permits) and temperature splits are recorded. Unless otherwise noted, all of the above areas were in acceptable condition at the time of the inspection.

A central air conditioning unit provides air conditioning for the residence. The air conditioning unit is powered by electricity.

The air conditioning unit appears to be in good working condition.

The refrigerant lines that run from the air handler in the garage to the exterior ground unit are located under the concrete slab of the home. In the event of a line failure, there will be an additional cost for repair, as the line will likely have to be abandoned. Information is for disclosure purposes only.

There is debris/insulation in the condensate drip pan. This condition can lead to a plugged condensate drain line. Recommend cleaning pan of all foreign material as appropriate.

The thermostat, ductwork and filters for the cooling system are the same used to control, deliver and clean the air, for the heating system. Unless otherwise noted, all of the above areas were in acceptable condition at the time of the inspection.

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

Thermometer readings at checked registers and the air return were within accepted tolerances.

The normal sequence of operating modes was executed with no obvious defects noted.

We recommend that heating and cooling system be cleaned and serviced seasonally.



## 11. INTERIOR

The interior wall and ceiling surfaces are conventional drywall and appear in satisfactory condition generally.

The flooring materials are a combination of carpeting throughout and tile and appears in satisfactory condition.

Kitchen and laundry room floors are tile and appear in satisfactory condition with defects notated below.

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Several of the ceramic tiles in the main hallway, kitchen nook and entry to the guest bedroom area have voids beneath. For disclosure only.

Bath room floors are a combination of tile and carpet and appear to be in satisfactory condition.

Condition of floor under furnishings and appliances is unknown.

The cabinets are face frame and appear to be in satisfactory condition.

The kitchen countertops are laminate and appear to be in satisfactory condition.

The bathroom countertops are solid surface resin and appear to be in satisfactory condition.

There is no anti-tip hardware on the kitchen range. Recommend installing proper hardware.

The windows are aluminum sash double glazed units. A representative number of windows were examined and are considered to be in satisfactory condition.

All windows examined were operational at the time of inspection.

A representative number of the interior doors were examined. Most interior doors are hollow core wood panel and appear in satisfactory condition.

The garage doors are metal, sectional rollup style units. The garage man door is required by code to be self-closing and weather-stripped. The garage man door is weather-stripped and self-closing as required by code.

The garage door opener was operational at the time of inspection and reversed upon impact as required.

The garage fire separation door into the dwelling is required by code to be self-closing and weather-stripped.

The garage fire separation door is weather-stripped and self-closing.

The fire separation wall between the garage and the structure was examined and there were no obvious discrepancies noted. A Home Inspection is non-invasive consequently it is virtually impossible to verify that the proper materials were used during construction of the home. If the client is concerned about this facet of the inspection, the recommendation is to engage the services of a licensed contractor to determine through invasive means, the condition of the wall.

## 12. INSULATION AND VENTILATION

The building has one attic space accessible from the garage. No posted insulation rating certificate was found and the installation was visually verified. The main attic section is insulated with blown celluse. The insulation level in the attic is adequate.

Due to the construction and location of the roof trusses in the attic, access to all areas was either limited or un-accessible. For that reason, all areas that could not be accessed are excluded from the scope of the inspection.

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, we 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.

The garage attic access pull-down stair plywood should be 5/8 type "X" drywall, covered in 26 gauge sheet metal for fire safety.

This roof/attic configuration uses passive ventilation and has frieze intake vents consisting of screened holes drilled in the frieze blocks installed between the open rafter tails at the roof/wall intersection. There are louvered vents used at the gable ends of this attic as exhaust vents. These vents enable heated air in the attic to exhaust from either end of the building. The roof/attic ventilation appears to be functioning normally and is adequate for a home of this size Insulation on perimeter walls is unknown. Inspector has no way of visually verifying insulation behind finished walls without utilizing invasive techniques. Perimeter wall insulation is therefore excluded from the scope of this inspection.

There are exhaust fans/devices located in all bathrooms, the kitchen and the laundry.

## 13. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

There is a zero-clearance, direct-vent gas-burning fireplace, enclosed in a framed, one-story chase with no chimney located in the living room. The fireplace has a metal liner and a raised hearth, and appears to be clean, and serviceable.

## 14. SUMMARY REPORT

**ROOF SYSTEM**

Some of the tiles on the roof are broken. Recommend repair by a licensed roofing contractor as appropriate.

There is either no or incomplete/incorrect drip edging installed around the perimeter of this roof. Both the National Roofing Contractors Association (NRCA) and the Asphalt Roofing Manufacturers Association (ARMA) recommend drip edging be installed at the rakes and eaves of all roofs. This is to limit exposure of the edges of the roof decking to wind-driven rain, capillary action or splashback from gutters that could eventually lead to failure of the roof decking. These instructions are clearly spelled out in the installation manuals of both of these organizations. While it might be the case that few roofers in this particular region customarily install drip edging, we feel that, if NRCA and ARMA see it as a necessary component of the roof system, it should not be omitted and correction by a reputable roofer is recommended.

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**

There is no provision under the water heater for the evacuation of moisture in the event of a catastrophic leak. Recommend installation of a drip pan, by a licensed plumbing contractor, with a drain line capable of evacuating moisture to the exterior of the dwelling or to an area on the garage or carport floor by a licensed plumbing contractor.

IRC code 2801.5 and UPC 510.7 reads in part: “Water heaters in attics or other areas that can be damaged due to leakage shall be installed in a watertight pan”. It is unknown if the City of Phoenix requires a drip pan.

**INTERIOR**

There is no anti-tip hardware on the kitchen range. Recommend installing proper hardware.

Several of the ceramic tiles in the main hallway, kitchen and entry to the guest bedroom area have voids beneath.

Yours truly,

Timothy P. Kolb AZBTR #46224
ATS Home Inspections LLC
(623)-266-8846