Home Inspection Report

Address Redacted

Report Prepared For:
Client Redacted

Report Prepared By:
James H. Duke

July 24, 2006

Advanced Inspection Technologies

1. TABLE of CONTENTS

2. EXECUTIVE SUMMARY

Note: This summary is not meant to be technically exhaustive but rather to highlight areas where defects exist. The fact that items are listed here does not necessarily mean that repairs have to be made by the seller. Repair of any of the listed items is subject to negotiation and agreement between the buying and selling parties. Further, the condition of some of the items may already be factored into the selling price asked.

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 about which they may have concerns.

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

2.1 STRUCTURE

A. There is evidence of foundation movement and framing movement across the home from east to west in the portion of the home just north of the garage. This movement might be related to the tree on the west side of the maid's quarters (southwest bedroom suite). Recommend further evaluation by a structural engineer for remedies as appropriate. See photos 1 for the tile separation in the hall, and photo 2 for the wall movement above the door to the patio in the exercise room.
B. There is the possibility for a mold issue inside the mechanical closet on the west side of the home. The floor in the mechanical closet is collapsing from moisture damage (a leaking water heater). Recommend destructive testing by a mold remediation company and remedy as appropriate. See photos 3 and 4 for damage.
C. There is moisture damage to ceiling adjacent to two of the fireplaces (master bedroom, dining room) in the home. This condition is likely due to faulty chimney flashing or the absence of saddle flashing or crickets on the down side of the chimneys that are all over 30-inches in width. Recommend destructive testing by a mold remediation company and remedy as appropriate.
D. There is evidence of moisture damage to the cabinetry under both dishwashers. Recommend testing by a mold remediation company and remedy as appropriate.
E. There is evidence of moisture damage in the ceiling of the garage utility closet. Recommend destructive testing by a mold remediation company and remedy as appropriate.
F. There is evidence of moisture damage to the patio ceiling just north of the exercise room. Recommend destructive testing by a mold remediation company and remedy as appropriate.
G. There is evidence of moisture intrusion into the home on the west wall of the hall leading to the garage. Recommend destructive testing by a mold

remediation company and remedy as appropriate. See photos 5 and 6 for detail.

Photo #1

Photo #2

Photo #3

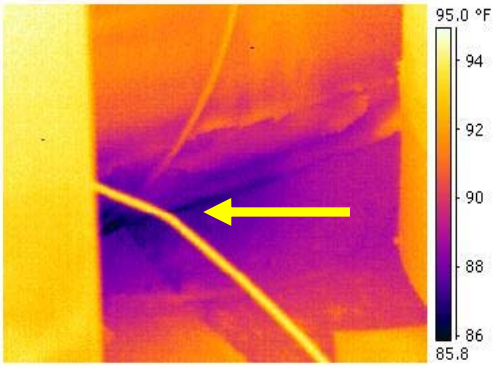

Photo #4 (infrared)

Photo #5

Photo #6

2.2 SITE LANDSCAPE

A. There are trees in contact with the roof surface. Recommend pruning trees to avoid contact. See photos 7 and 8 for detail.
B. There are cracks in the driveway just south of the garage. It is unknown if this is due to soil instability or defective concrete. Recommend evaluation and repair by a licensed concrete contractor. See photos 9 through 11 for detail.

Photo #7

Photo #8

Photo #9

Photo #10

Photo #11

2.3 EXTERIOR

A. There is no visible weep screed on the exterior of the home. The stucco and or the brick veneer is in contact with earth. Moisture damage in photos 4 and 5 might be the result of this condition. Recommend examination of original building plans (if available) to determine how moisture that penetrates the wall is designed to escape. Also recommend evaluation by a licensed siding contractor for remedies that might be appropriate. See photo 12 for example of contact.
B. The west garage door is damaged or warped. Recommend repair as appropriate. See photo 13 for detail.

C. There is moisture damaged wood at several of the exit door frames and several of the doors exhibit moisture damage at the glue joints. Recommend replacement of affected components. See photos 14 through 17 for examples.
D. The column on the covered ramada at the east side of the pool has damage to the southwest pillar. Recommend evaluation and repair by a licensed siding contractor. Damage might be due to a leak associated with the water feature for the pool. See photo 18 for detail.
E. The service door from the garage to the exterior could not be tested for function due to stored items against the door. Recommend testing door once items are removed. See photo 19 for detail.

Photo #12

Photo #13

Photo #14


Photo #15

Photo #16

Photo #17

Photo #18

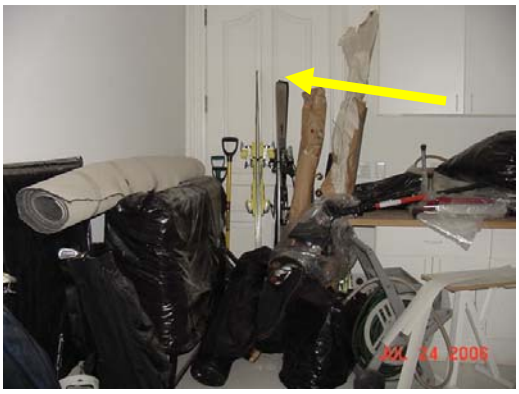

Photo #19

2.4 ROOF

A. There is no saddle flashing (cricket) on any of the fireplace chimneys. Crickets are required when the width of the chimney exceeds 30-inches. Recommend installation of proper crickets by a licensed roofing contractor. Also recommend through inspection of chimney flashing as damage was detected in ceilings below some of the fireplaces. See photos 20 through 22 for detail.
B. There are numerous slipped or broken slate tiles on the roof. Recommend repair as appropriate by a licensed roofing contractor. See photos 23 through 26 for examples.
C. There are three gas vents that exit through the roof. None have required storm collars installed. Recommend installation of storm collars by a licensed plumbing contractor. See photos 27 through 29 for detail.
D. There is tree debris clogging one of the roof valleys. Recommend cleaning to facilitate moisture runoff. See photo 30 for detail.

Photo #20

Photo #21

Photo #22

Photo #23

Photo #24

Photo #25

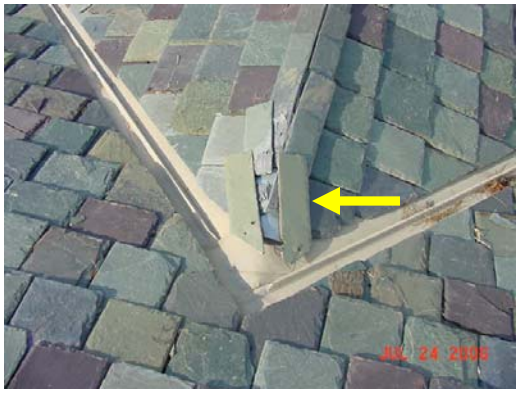

Photo #26

Photo #27

Photo #28

Photo #29

Photo #30

2.5 PLUMBING

A. The water heater in the west exterior utility closet appears to be at the end of its service life. Additionally, the temperature pressure relief line is running uphill and the water supply line is corroded and leaking. Recommend replacement. See photos 31 through 34 for detail.
B. One exterior cleanout was examined and it was determined that the screw that secures the decorative cover is too long and penetrates completely through the cap. This condition allows effluent to escape through the cap and infiltrate into the framing for the walls. Recommend evaluation and repair of all similarly configured caps located inside and outside the home. See photos 35 and 36 for detail.
C. The enclosures for the gas water heaters in the home do not have proper ventilation. (upper vents are missing) Recommend repair as appropriate by a licensed plumbing contractor.

Photo #31

Photo #32

Photo #33

Photo #34

Photo #35

Photo #36

2.6 ELECTRICAL

A. The electrical service panel for the home is resting directly on a concrete slab. This subjects the cabinet to moisture damage. Rust and debris is evident at the bottom of the cabinet. Recommend evaluation by a licensed electrical contractor for remedies as appropriate. See photo 37 for detail.
B. There is a missing water proof cover on an outlet next to the exterior fireplace on the west side of the home. Recommend replacement. See photo 38 for detail.
C. No GFCI outlets were observed servicing the Jacuzzi tubs in the home. Recommend evaluation and repair by a licensed electrical contractor.
D. One of the exterior light fixtures is loose in the wall by the master bath walk out door. Recommend repair as appropriate. See photo 39 for detail.
E. There is an open electrical junction box adjacent to the hot tub equipment. Recommend repair as appropriate by a licensed electrical contractor. See photo 40 for detail.
F. The GFCI outlet in the bathroom off the exercise room did not trip when tested. Recommend repair as appropriate by a licensed electrical contractor.

Photo #37

Photo #38

Photo #39

Photo #40

2.7 HEATING / AIR CONDITIONING

A. None of the five heat pumps produced temperature splits that were within normal tolerances. Recommend evaluation, service and repair by a licensed HVAC contractor.
B. Refrigeration lines for all the units are routed under ground. In the event of a line leak, this condition significantly adds to the cost of repair. Information is for disclosure purposes only.
C. The insulation on the suction lines to the units is damaged and or deteriorated. Recommend replacement of suction line insulation. See photos 41 through 44 for detail.

Photo #41

Photo #42

Photo #43

Photo #44

2.8 INTERIOR

A. There is moisture stain on the flooring adjacent to the water heater on the upper floor. Recommend destructive testing by a mold remediation company and remedy as appropriate. See photos 45 through 47 for detail.
B. There is a moisture stain on the flooring next to the garage water heater. Recommend destructive testing by a mold remediation company and remedy as appropriate. See photo 48 for detail.
C. There are numerous broken floor tiles in the home. Recommend repair as appropriate.
D. The cabinetry in the home has faulty or loose hinges at various locations. Recommend repair as appropriate.
E. The lower oven in the kitchen did not operate using normal operating controls. Recommend repair as appropriate.
F. Several of the doors to the exterior in the home did not have adequate weather-stripping. Recommend repair as appropriate.
G. The closet door in the laundry scrapes on the floor. Recommend repair as appropriate.
H. There is moisture damage to the ceiling in the utility closet in the garage. Recommend destructive testing by a mold remediation company and remedy as appropriate. See photo 49 for detail.

Photo #45

Photo #46

Photo #47

Photo #48

Photo #49

2.9 ATTIC / INSULATION

A. Access to the attic was blocked by stored materials. Recommend inspection by licensed roofing contractor when roofing evaluation and repairs are made.

2.10 FIREPLACES

A. None of the dampers in any of the fireplaces were configured for gas logs. Dampers for gas logs are required to be in a fixed open position for gas ventilation. Recommend repair as appropriate by a licensed fireplace contractor.

2.11 SWIMMING POOL, HOT TUB & OTHER WATER FEATURES

A. The water feature between the hot tub and the swimming pool (a pond with waterfall) was drained at the time of the inspection. No testing of equipment was possible. Recommend obtaining from seller the condition of the feature.
B. Due to the age and complexity of the equipment on the pool, it would be more appropriate at this time to have the pool and hot tub inspected by a licensed swimming pool contractor. It was noted that tiles were missing in the pool.

This concludes the Executive Summary. The full report begins on the following page.

REPORT DATE:
July 24, 2006

PROPERTY LOCATION:
6042 E. Via Los Caballos

PREPARED FOR:
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7620 E. Via De Corta
Scottsdale Arizona 85258

Phone: 480.998.5364

PREPARED BY:
James H. Duke
Buyer's Edge Inspection Company
(602) 448-8884

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3. PURPOSE AND SCOPE

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.

4. STRUCTURAL SYSTEM

The subject residence is a two story detached, wood frame, single family dwelling, built about 1989. The residence has four bedrooms, one kitchen, five bathrooms, two half baths and is built on a slab-on-grade. Wall framing is 2 by 4 and 2 by 6 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 foundation is conventional poured concrete design.

Cracking and signs of suspected foundation settlement were noted at the southern portion of the home just north of the garage. The attic hatch was either too small to allow us unfettered access or was blocked preventing our entry. The attic area is therefore excluded from the scope of this inspection.

5. LANDSCAPE AND SITE DRAINAGE

Trees or branches overhang the house. This condition, if allowed to continue, could cause damage to either the roof covering or the siding on the home. Recommend trimming branches to provide at least a six-inch separation between home and tree branches.

There are various plants and or bushes next to the exterior wall(s). It is recommended that all vegetation be trimmed or pruned in such a way as to allow a minimum of six inches of clearance between the plant and the exterior wall. This is necessary in order to prevent damage to the exterior and to inhibit the ability of insects to migrate into the building structure.

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 and show extensive cracking. The work may be subject to ongoing instability.

The sidewalks and walkways are flagstone with some typical cracking and surface wear observed. The work appears stable with no indications of unusual or extensive surface erosion, settlement or unsatisfactory subsoil conditions noted.

6. EXTERIOR

The exterior wall surfaces are a combination of stucco and brick veneer.

The material and installation appear to be of average 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.

A brick or rockwork veneer forms a portion of the building exterior. No unusual deterioration or defects were observed in this work.

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.

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

The exterior entry doors are wood with glass insert units.

The main exterior entry and exit doors were examined and appeared operational. It was noted that some of the exterior doors are ill fitting and have inadequate or missing weather stripping. 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 the appropriate, good quality weather stripping products.

All doors have adequate dead bolts.

We recommend installing self-closing and self-latching devices at doors to the pool area.

There is an attached concrete patio and deck located in the rear of the residence. The patio is L shaped and continues along the east side of the home.

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

The patio is covered by the main roof structure.

The exterior railing construction, material selection, size, height and spacing were examined and are believed to be satisfactory.

There are no soffits on the home.

7. 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 roof appeared to be in need of maintenance and repair.

The roofing materials are slate.

Slate roofs are one of the most durable known to man and have an expected service life of 60 to 200 years when properly maintained. The disadvantage of a slate roof is that it is extremely heavy and requires the roofing system to be carefully designed to carry the load. Slates are often attached with steel, rather than copper or stainless steel, nails. These tend to rust, allowing slates to slip or fall out, thus leading to additional nails rusting and accelerated damage. Another disadvantage is that the flashings typically don't last as long as the slates themselves and replacing

them is tedious and expensive work. Maintenance of a slate roof is expensive, as only roofers with slate roof experience should maintain this type of roof. A slate roof should be 'tuned-up' at least once a year by replacing any missing, slipped, cracked or split slates.

Please note: The condition of roof felt paper or membranes below roof tiles 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.

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

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 metal and were found at the roof valleys and are in serviceable condition.

The metal roof valleys have a considerable debris build up from area trees. Recommend thorough cleaning of all valleys.

All three of the gas B-vent storm collars are missing. This subjects the section seam to moisture infiltration. Recommend installing proper collars.

The building has three masonry stacks with multiple flue chimneys.

All the chimneys are more than 30 inches wide and do not have crickets as required. This condition traps debris and contributes to roof leakage. Recommend repair as appropriate.

8. PLUMBING SYSTEM

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

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

The drainage is considered adequate.

When reference is made to the type of plumbing, the comment relies on a visual observation, statements by the seller, the presence or absence of a water bond, etc. There is no non-invasive way to determine what is behind a closed wall. If client requires absolute knowledge of the piping material, recommendation is to have the plumbing system inspected by a licensed plumbing contractor.

Hot water for the residence is provided by three conventional storage tanks with 175 gallons of capacity along with two instant hot water units. The energy source for the water heaters is natural gas. The energy source for the instant hot water units appears to be electricity.

The water heater on the west side of the home is at or beyond the end of its expected service life. Since there is no way to predict when this unit could fail, having it replaced at the earliest opportunity, to forestall any damage that might occur as a result of catastrophic failure of this aging device is recommended. All other units appeared to be functioning as designed.

There is corrosion on either the hot or cold water supply lines and evidence of seeping is present. Recommend repair/replacement of affected parts, as appropriate.

There is no provision under the water heaters for the evacuation of moisture in the event of a catastrophic leak. Recommend installation of drip pans with drain lines capable of evacuating moisture to the exterior of the dwelling.

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 Town of Paradise Valley requires a drip pan.

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 is located on the western exterior of the building.

The main waste clean out was not found at the time of inspection.

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

9. ELECTRICAL SYSTEM

The service entrance amperage rating is 400 amps with a voltage rating of 120/240 volts. The main service entrance panel is a breaker system located in the south side of the residence. The service to the dwelling is underground service lateral with copper entry conductors. The main disconnect is a 400 amp breaker type located inside the service entrance panel. The final service rating was determined to be 400 amps. The service grounding electrode conductor is a stranded copper ground located on the presumed ufer.

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

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

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, defects were observed in the inside of the building.

A number of ground fault circuit interrupters were missing or not working when tested, defects were observed in the building. It is recommended that all bathroom and exterior outlets be protected by proper GFCI receptacles or breakers.

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

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.

Two 200 amp 120/240 volts sub panels, one 125 amp sub panel and one 100 amp sub panel is incorporated in the service. All appeared to be installed correctly.

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 not tested for function as all were mounted too high for access with a 6-foot step ladder. The use of an extension ladder was impractical due to the home furnishings. Recommend testing alarms once the home is vacant.

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.

There is a junction box located the hot tub equipment that is not covered and has exposed wiring. Recommend installing proper cover.

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

10. HEATING SYSTEM

Five heat pumps provide heat to the residence. The heating systems are located in the garage, an exterior utility closet on the west side of the home, a utility closet off the upper observation deck and in a utility closet off the main hall inside the home. The electrical safety switch for the heating system is located at each furnace unit. The thermostats for the systems are non-programmable types and are located at various locations within the home.

MAKE: Trane
MODEL: TWD748A100A1
SERIAL: D22242023

MAKE: Trane
MODEL: 2TWB0042A1000AB
SERIAL: 44530FB4F

MAKE: Trane
MODEL: TWR730A100A0
SERIAL: D24251542

MAKE: Trane
MODEL: TWR730A100A0
SERIAL: D24251553

MAKE: Trane
MODEL: TWR060D100A1
SERIAL: R4953Y32F

No inspection tag was found on the heating systems at the time of the inspection. The heating systems meet the rough heating requirement calculation for this home.

The gas water heaters are fueled by natural gas. The gas line plumbing is galvanized steel. The interior gas shut-off valve is located at the branch gas line to each water heater. The gas meter is located at the south side of the home. The exterior gas shut-off valve is located at the meter.

Due to the outside air temperature and the time of the year the furnaces were not tested for function.

The ductwork for the heating system consists of flexible, insulated, polyethylene ducts with polyethylene return ducting. The filters for these systems can be found at the return air plenums before each furnace.

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

11. AIR CONDITIONING SYSTEMS

Five heat pumps in conjunction with the heating system provide air conditioning for the residence. The air conditioning units are powered by electricity.

The insulation on the suction lines for four of the five units is damaged or missing. Recommend repair as appropriate.

Thermometer readings at checked registers and the air return were not within accepted tolerances.

It should be expected that due to the age of the heating and air conditioning units, that components might fail at any time.

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

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

The ductwork used for air conditioning is the same ductwork used for heating.

The refrigerant lines from the outside units to the inside units are located under the concrete slab and foundation wall. This arrangement is not an approved method of installation and adds to the cost of repair significantly.

12. INTERIOR

The interior wall and ceiling surfaces are conventional drywall and appear in need of minor repairs generally.

The ceilings in several areas of the home have some visible water stains.

The flooring materials are a combination of wall-to-wall carpet and tile and appear in need of repairs. Kitchen, bathroom and laundry room floors are tile and appear in need of repairs.

Condition of floor under furnishings and appliances is unknown.

The stairway was checked for rise and run along with observation of existing handrails where required. No defects were noted.

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

The kitchen countertops are solid surface and appear to be in satisfactory condition. The bathroom countertops (where present) are tile and appear to be in satisfactory condition.

Some door hinges are loose and need to be tightened.

There is evidence of prior leakage on the cabinet floors under the sinks in the home.

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

Not all windows were operational at the time of inspection.

Some of the window hardware was missing at the time of inspection.

A representative number of the interior doors were examined. Most interior doors are wood panel and appear in need of minor repairs.

A problem door was found in the laundry room.

The garage doors are vinyl sectional roll up style units.

The garage door opener for the west door was operational at the time of inspection and reversed upon impact as required. The east door opener did not close without depressing and holding down the opener button. Recommend repair as appropriate.

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 but is not self closing.

The west garage door exhibits evidence of physical damage or warping at one of the lower sections. The damage does not appear to hamper the function of the door. Recommend repair as appropriate.

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.

13. INSULATION AND VENTILATION

There was no access provided for entry into areas above the ceilings of this home. Because all areas above the finished ceilings were either excluded or concealed behind finished surfaces, the type/thickness of insulation used in the attic areas cannot be determined, and whether any sort of vapor barrier exists cannot be

verified. These areas are therefore excluded from the scope of this inspection. The installation was visually verified.

This roof/attic configuration is not ventilated, as it is either a solid roof consisting of finished surfaces, insulation, decking and roofing or the rafter/joist cavities have been completely filled with insulation, leaving no voids.

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.

All were in working order.

14. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

There is a traditional style, built-in, masonry type fireplace fitted with a gas-log located in the family room. Combustion air is supplied by scavenging room air. The fireplace has a firebrick liner and a floor hearth.

There is a traditional style, built-in, masonry type fireplace fitted with a gas-log located in the master bedroom. Combustion air is supplied by scavenging room air. The fireplace has a firebrick liner and a raised hearth.

There is a traditional style, built-in, masonry type fireplace fitted with a gas-log located in the dining room. Combustion air is supplied by scavenging room air. The fireplace has a firebrick liner and a floor hearth.

There is a traditional style, built-in, masonry type fireplace fitted with a gas-log located in the upper study. Combustion air is supplied by scavenging room air. The fireplace has a firebrick liner and a floor hearth.

There is a traditional style, built-in, masonry type fireplace fitted with a gas-log located on the west exterior of the home. Combustion air is supplied by scavenging room air. The fireplace has a firebrick liner and a raised hearth.

NOTE: Gas log fireplaces require the damper to either not close or have a vent hole in the damper door. The dampers in all the fireplaces (excluding the exterior one) closed completely and did not have the required vent hole. Recommend appropriate repair before fireplaces are used.

This concludes the inspection report as contracted. If you have any questions, please call me at the phone number listed below. Thank you for allowing AIT to assist you in your home buying decision. We would ask that you refer our service to any of your friends or acquaintances.

Note: AIT offers a re-inspection service to all our customers. Re-inspection is performed on a flat fee basis of $150.00.

Sincerely,

James H. Duke
Certification Number 38965
Cloud Walker LLC
Dba Advanced Inspection Technologies
2447 S. Catarina Ave.
Mesa, Arizona 85202
(602) 448-8884

15. STANDARDS OF PROFESSIONAL PRACTICE

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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 *inspector*s 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.
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.

16. 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.