



Home Inspection Report

14709 W. Sentinel Dr, Sun City West

Inspection Date:
11 November 2019

Prepared For:
Graystone Auctions

Prepared By:
Homewerx, Inc.
1150 N. Country Club #9
Mesa, AZ 85201
(480) 503-2611
(480) 964-3456 Fax
www.home-werx.com
homewerx@cox.net



Report Number:
19315-1-1

Inspector:
B. Scott Hubbard
AZ Cert# 38582

*To help us continue providing superior service, please complete the
Client Satisfaction Questionnaire at the end of this report.
We truly appreciate your feedback.*

Table Of Contents

REPORT OVERVIEW	3
IMPROVEMENT RECOMMENDATION HIGHLIGHTS	4
PHOTOGRAPHIC DOCUMENTATION	7
STRUCTURE COMPONENTS	19
ROOFING SYSTEMS	21
EXTERIOR COMPONENTS	23
ELECTRICAL SYSTEMS	25
HVAC SYSTEM	27
INSULATION / VENTILATION	29
PLUMBING SYSTEM	31
INTERIOR COMPONENTS	34
APPLIANCES	36
MAINTENANCE ADVICE	38
INFORMATION ABOUT RADON	40
INFORMATION ABOUT CARBON MONOXIDE	42
CLIENT SATISFACTION QUESTIONNAIRE	44

Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

- **Major Concern:** a system or component which is not able to perform its intended function, is unsafe and is likely to involve a very significant expense.
- **Significant Defect:** a system or component which is not functioning, is at the end of its useful life and needs to be replaced.
- **Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.
- **Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.
- **Improve:** denotes improvements that should be anticipated over the short term.
- **Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary. Recently repaired items should be monitored to insure that defects do not reappear.
- **Generally Good:** a system or component that under normal conditions is considered to be generally reliable and has useful life. Minor defects and or maintenance may still be needed
- **Serviceable:** a system or component that is operating at the time of the inspection and is considered to have a limited useful life. Although this system or component is performing its intended function, failure could occur at any time
- **Poor / Unserviceable:** a system or component that is not performing its intended function and repair or replacement is needed
- **Not Applicable:** a system or component that is not present
- **Unknown:** a system or component that is inaccessible and cannot be directly observed or operated

CONDITIONS AT THE TIME OF INSPECTION

Dry weather conditions existed at the time of the inspection. Weather conditions leading up to the inspection have been relatively dry. The estimated outside temperature was 80 degrees F.

Note: For the purpose of this report, it is assumed that the house faces north.

The house is approximately 26 years old. The house is approximately 2187 square feet. This is a single level house.

The following parties were present for all or part of this inspection: Seller

The house was occupied, furnished at the time of the inspection.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the Arizona Standards of Professional Practice for Home Inspectors <http://www.btr.state.az.us> are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the purpose of the inspection to give the client a better understanding of the condition of the property on the day of the inspection. **Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.**

The scope of this inspection is in accordance with the Arizona Standards of Professional Practice for Home Inspectors. Such inspections are visual. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. We perform no destructive testing or dismantling of building components. Inspections performed to these standards will not identify state or local building code issues. If you have concerns with regards to building codes and or building permits, please contact the appropriate building department.

Please refer to the pre-inspection contract and the Arizona Standards of Professional Practice for Home Inspectors for a full explanation of the scope of the inspection.

REPORT SUMMARY / AREAS REQUIRING FURTHER EVALUATION

Important Note - Please Read: The entire inspection report, including the limitations and Scope of Inspection in addition to the Pre-Inspection Agreement and the Arizona Standards of Professional Practice for Home Inspectors <http://www.btr.state.az.us> must be carefully read to fully assess the findings of this inspection. This list is **not** intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies, and the components/systems related to these deficiencies, noted in this report be evaluated/inspected and repaired as needed by a licensed contractor/professional **PRIOR TO THE CLOSE OF ESCROW.** Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of the inspection. Please call our office for any clarifications or further questions.

REPORT SUMMARY / AREAS REQUIRING FURTHER EVALUATION OR REPAIR

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. This summary section is provided to allow the reader a brief overview of the report. This section is **not** all encompassing. **Reading this section and or the photographic documentation section alone is not a substitute for reading the report in its entirety.** Verbal comments made during and or after the inspection should not be considered “The Report”, nor should they be considered complete. **Verbal comments are not a substitute for reading the report in its entirety.** Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. Although a home inspection report is often used to negotiate for repairs and or consideration during the sale of the property, the primary purpose of this inspection and report is not to create a list of items for negotiation purposes. It is the purpose of the inspection to give the client a better understanding of the condition of the property on the day of the inspection.

Significant Defect:

1. **Significant Defect, Repair:** Given the age and condition of the roof, the roof has reached the end of its useful life. Exposed felt underlayment and/or sheathing is visible where the roofing is damaged. Damage to the felt underlayment on the roof and evidence of active leakage was observed. Replacement of the entire roof is recommended at this time. Further evaluation by a qualified contractor is recommended and repairs should be made as necessary. [Fig 17, Fig 18, Fig 19, Fig 20, Fig 21, Fig 22, Fig 23, Page 21](#)

Safety Issue:

2. **Safety Issue, Repair:** The pet door between the house and garage breaches the fire wall and should be removed. [Fig 38, Page 23](#)
3. **Safety Issue, Repair:** The HVAC ductwork in the garage breaches the fire wall and should be removed. [Page 23](#)

Repair:

4. **Repair:** Missing downspouts should be repaired promptly. [Fig 8, Page 21](#)
5. **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. [Fig 9, Page 21](#)
6. **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. [Fig 10, Fig 11, Page 21](#)
7. **Repair:** Active roof leaks were detected above the laundry room. The valley flashing is vulnerable and should be extended to help prevent water from being discharged under the roofing material. Water damage was observed to the ceiling in the laundry room and to the adjacent eave. Further evaluation by a qualified contractor is recommended and repairs should be made as necessary. [Fig 13, Fig 14, Fig 15, Fig 16, Page 21](#)
8. **Repair:** The exterior stucco finish appears to be loose and separating from the house on the east side of the house. Repairs are highly recommended to help prevent water intrusion and rot to structural components. (See Plumbing Section) [Fig 24, Page 23](#)
9. **Repair:** The soffit and or fascia (the wooden board to which the gutter is typically fastened) should be painted. [Fig 25, Fig 26, Page 23](#)
10. **Repair:** Localized damage to the awnings should be repaired. [Fig 29, Fig 30, Page 23](#)
11. **Repair, Monitor:** Ceiling flaws were noted to the front entry ceiling and should be repaired as necessary. [Fig 31, Fig 32, Page 23](#)
12. **Repair:** Typical minor cracks were noted in the drywall in the garage. [Fig 35, Fig 36, Fig 37, Page 23](#)
13. **Repair:** The light cover for the garage door opener is damaged. [Fig 39, Page 23](#)
14. **Repair:** The exterior combustion air vents have been installed upside down. This condition will direct water towards the interior of the walls. This condition should be altered to prevent water damage, rot and mold. [Fig 41, Page 23](#)
15. **Repair, Monitor:** Cracks were observed in the exterior walls. [Fig 42, Fig 43, Page 23](#)
16. **Repair:** The metal security door is rusted. Proper surface preparation and painting is necessary to prevent further deterioration. [Fig 44, Page 23](#)
17. **Repair:** Painting improvements are recommended to the patio awning frame. [Fig 45, Page 23](#)
18. **Repair:** Bushes growing adjacent to the exterior walls should be kept trimmed and away from siding, window trims and eaves to avoid water and insect damage to the building. [Page 23](#)
19. **Repair:** An outlet is inoperative on the on the east side of the house. This outlet and circuit should be investigated and repaired as necessary. [Fig 48, Page 25](#)
20. **Repair:** Wiring exposed on exterior finishes should be relocated or protected by a rigid conduit. [Fig 49, Fig 50, Fig 51, Fig 52, Page 25](#)

21. **Repair:** Oversized breakers within the main electrical service panel should be replaced. Circuits with a wire size of 14 AWG should be sized with a fifteen (15) amp breaker. *Fig 53, Page 25*
22. **Repair:** Missing light switch cover plates should be replaced to avoid a shock hazard. *Fig 54, Page 25*
23. **Repair:** Ungrounded 3-prong outlets in the casitas should be repaired as necessary. *Fig 55, Page 25*
24. **Repair:** Missing blades for the ceiling fan should be replaced in the bedroom. *Fig 56, Page 25*
25. **Repair:** All junction boxes should be fitted with cover plates in order to protect the wire connections. *Fig 57, Page 25*
26. **Repair:** The water supply line for the evaporative cooler in the breakfast nook is leaking and needs to be properly repaired. *Fig 58, Page 27*
27. **Repair:** Damaged insulation on refrigerant lines should be repaired. *Fig 59, Page 27*
28. **Repair:** Exhaust vent pipe serving the exhaust fan in the casitas bathroom is connected to the plumbing vent. This vent should be disconnected from the plumbing vent and properly vented through the roof. *Fig 61, Page 29*
29. **Repair:** The missing flue cap serving the furnace needs to be properly replaced. *Fig 62, Page 31*
30. **Repair:** The hose bib on the east side of the house is leaking and should be repaired or replaced as necessary. *Fig 63, Page 31*
31. **Repair:** To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs would be wise. *Fig 66, Page 31*
32. **Repair:** The toilet in the casitas bathroom is cracked and should be replaced as necessary. *Fig 68, Page 31*
33. **Repair, Monitor:** Evidence of water damage to the wall adjacent to the bathtub enclosure was observed in the casitas bathroom. This area should be repaired as necessary and closely watched for signs of new activity. Measures should be taken to avoid water damage in this area in the future. *Fig 69, Fig 70, Page 31*
34. **Repair:** The finish to the sink is chipped in the casitas bathroom and should be repaired as necessary. *Fig 71, Page 31*
35. **Repair:** The hall bathroom faucet is leaking and should be repaired or replaced as necessary. *Fig 72, Page 31*
36. **Repair:** Missing shower stall hardware (handle) needs to be replaced in the hall bathroom. *Fig 73, Page 31*
37. **Repair:** The showerhead is missing in the hall bathroom. *Fig 74, Page 31*
38. **Repair:** The kitchen faucet is leaking and should be repaired or replaced as necessary. *Fig 75, Page 31*
39. **Repair:** The toilet in the master bathroom shows evidence of prior leakage. Significant damage was noted to the adjacent flooring. *Fig 76, Page 31*
40. **Repair:** The right faucet in the master bathroom is leaking and should be replaced as necessary. Water damage was noted to the cabinet below. Water damage is suspected behind the cabinet and is suspected to be the reason for the stucco separation on the east side of the house. This area should be further evaluated by a qualified contractor and repaired made as necessary. (See Exterior Section) *Fig 78, Fig 79, Page 31*
41. **Repair:** The shower door latch in the master bathroom is damaged and should be repaired or replaced as necessary. *Fig 80, Page 31*
42. **Monitor, Repair:** Interior painting improvements are recommended throughout the house. *Fig 82, Page 34*
43. **Repair:** The casitas bathroom counter shows evidence of substantial wear. *Fig 83, Page 34*
44. **Repair:** The sliding screen door is damaged and should be repaired as necessary. *Page 34*
45. **Repair:** The countertop veneer is loose in the kitchen and laundry room and should be secured as necessary. *Fig 85, Fig 86, Page 34*
46. **Repair:** Missing drawer fronts in the laundry room should be replaced as necessary. *Fig 87, Page 34*
47. **Repair:** The upper cabinets in the kitchen are loose and could fall. Improvements are needed to help prevent damage and or injury. *Fig 88, Page 34*
48. **Repair:** Caulking and painting improvements are recommended to the interior trim. *Fig 89, Page 34*
49. **Repair:** The finish for the cabinets in the kitchen, bathrooms and laundry room is worn and should be improved as necessary. *Page 34*
50. **Repair:** Missing doorstoppers should be replaced as necessary. Any damage to the adjacent walls should also be repaired. *Page 34*
51. **Repair:** The control panel in the wall oven is inoperative. *Fig 91, Page 36*
52. **Repair:** The dishwasher door is damaged. *Fig 93, Page 36*

Improve:

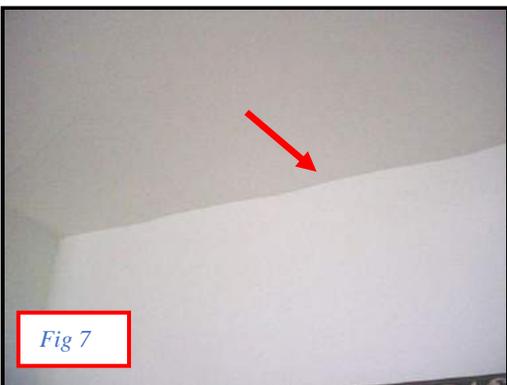
53. **Improve:** Evidence of termite activity was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be consulted. Termites can do a substantial amount of damage to the wood structural components of a home. *Fig 1, Fig 2, Fig 3, Fig 4, Fig 5, Fig 6, Page 19*
54. **Improve:** Birds should not be allowed to nest on the roof. Preventative measures should be taken to eliminate this condition. *Fig 12, Page 21*

55. **Improve:** The grading should be improved to promote the flow of storm water away from the north and east sides of the house. *Fig 27, Fig 28, Page 23*
56. **Improve:** The grading should be improved to promote the flow of storm water away from the courtyard. *Fig 33, Fig 34, Page 23*
57. **Improve:** Damaged garage door trim should be properly repaired, caulked and painted as necessary. *Fig 40, Page 23*
58. **Improve:** The exterior stucco surfaces should be painted. *Page 23*
59. **Improve:** Weather tight cover plates should be installed on exterior outlets. *Fig 47, Page 25*
60. **Improve:** The dirty air filter should be replaced. *Page 27*
61. **Improve:** The attic access hatch should be better insulated. *Page 29*
62. **Improve:** Insulation improvements may be cost effective, depending on the anticipated term of ownership. *Page 29*
63. **Improve, Monitor:** The shower stall in the master bathroom was observed to drain slowly, suggesting that an obstruction may exist. *Fig 77, Page 31*
64. **Improve:** The supply piping should be insulated as necessary to help prevent freezing and damage. *Fig 81, Page 31*
65. **Improve:** Caulking improvements are recommended to the bathroom counters. *Fig 84, Page 34*
66. **Improve:** Minor cracks and typical flaws were noted in the drywall. *Fig 90, Page 34*
67. **Monitor, Improve:** Corrosion on the exterior of the waste disposer was observed. *Fig 92, Page 36*

Monitor:

68. **Monitor:** Cracks at the interior wall and ceiling intersection indicate cosmetic ceiling damage from “truss uplift.” This condition is common in homes with prefabricated trusses. When cosmetic repairs are made, you can reduce future cracking by eliminating nails in the drywall at the ceiling close to walls where the cracks occurred. *Fig 7, Page 19*
69. **Monitor:** The soil below the patio slab has settled and/or heaved. This condition should be watched for signs of additional movement. Water should be encouraged to flow away from this area. *Fig 46, Page 23*
70. **Monitor:** The secondary condensate pan in the attic appears to have been used in the past. This condition may suggest that the primary condensate drain line is clogged. *Fig 60, Page 27*
71. **Monitor:** Corrosion on the exterior of the supply and waste piping was observed. *Fig 64, Fig 65, Page 31*
72. **Monitor:** The supply piping shows evidence of corrosion where it meets the water heater. This is a common condition. *Fig 67, Page 31*

PHOTOGRAPHIC DOCUMENTATION







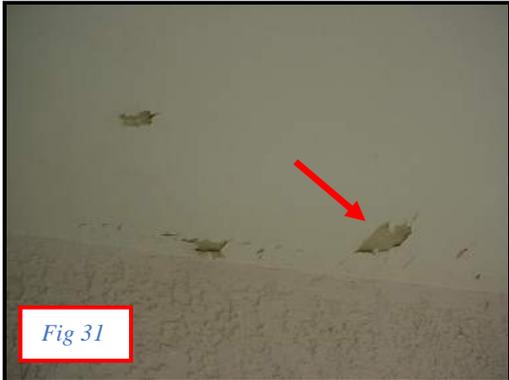




Fig 33



Fig 34

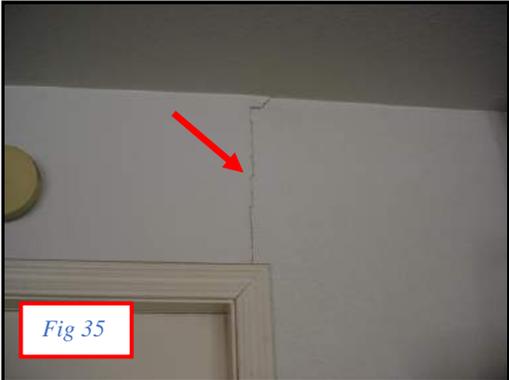


Fig 35



Fig 36



Fig 37



Fig 38

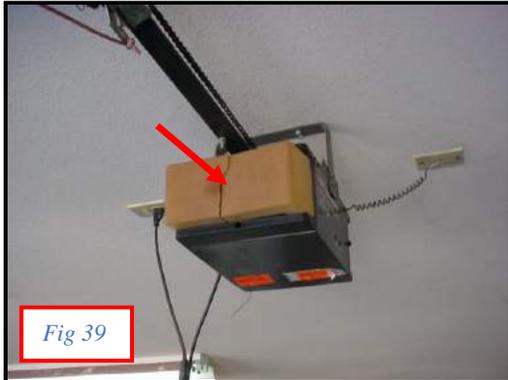


Fig 39

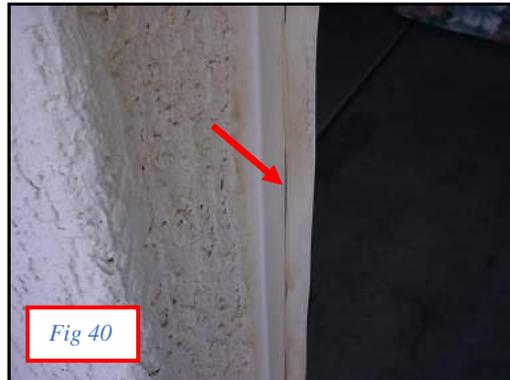


Fig 40

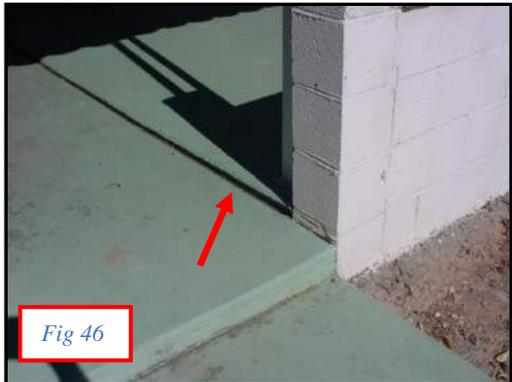
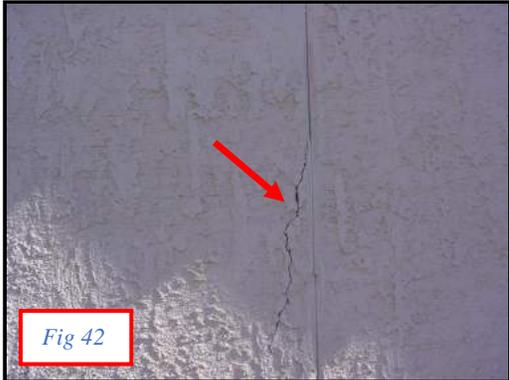




Fig 49



Fig 50



Fig 51



Fig 52



Fig 53



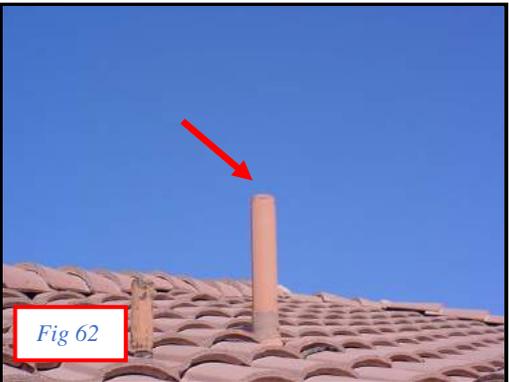
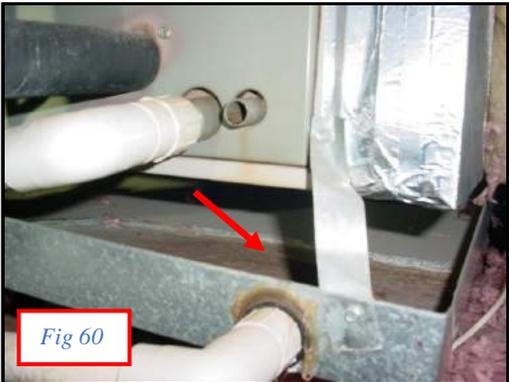
Fig 54



Fig 55



Fig 56



, Fig

61





Fig 65



Fig 66



Fig 67



Fig 68



Fig 69



Fig 70



Fig 71



Fig 72





Fig 81



Fig 82



Fig 83



Fig 84



Fig 85



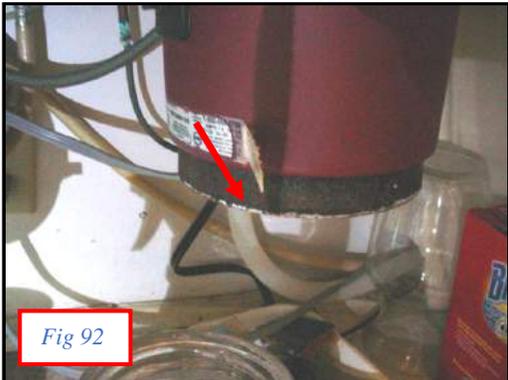
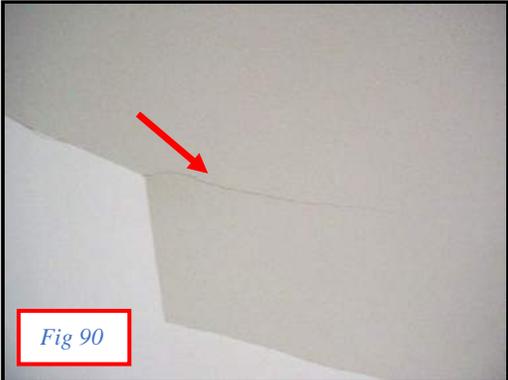
Fig 86



Fig 87



Fig 88



Structure Components

DESCRIPTION OF STRUCTURE COMPONENTS

Condition: 1: Generally Good 2: Serviceable 3: Poor / Unserviceable NA: Not Applicable UK: Unknown		1	2	3	NA	UK
Foundation:	•Poured Concrete	X				
Post Tensioned:	•No					
Columns:	•Wood	X				
Floor Structure:	•Concrete •Slab on Grade	X				
Wall Structure:	•Wood Frame	X				
Ceiling Structure:	•Truss	X				
Roof Structure:	•Trusses •Waferboard Sheathing	X				
Crawl Space Present:	•No					
Method of Inspection:	•Attic Viewed From Hatch					

STRUCTURE RECOMMENDATIONS & OBSERVATIONS

General Comments

Phoenix and the surrounding areas are known to have varying degrees of expansive soils. Expansive soils can cause structural movement and damage to the foundations and structural components of a house. Although soil composition and geological conditions are outside the scope of a home inspection, in general, ensuring proper grading and drainage as well as controlling excessive moisture from leaks and over watering of landscaping will help minimize structural movement and damage. (URL to Phoenix Expansive Soils Map http://www.azgs.az.gov/files/phoenix-expansive-soils-nrcs144p2_064581.pdf)

Typical flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

It is recommended that the following items and related systems be further evaluated and addressed/repared as necessary by a **Licensed Professional Contractor prior to the close of escrow.**

- **Improve:** Evidence of termite activity was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be consulted. Termites can do a substantial amount of damage to the wood structural components of a home. *Fig 1, Fig 2, Fig 3, Fig 4, Fig 5, Fig 6*
- **Monitor:** Cracks at the interior wall and ceiling intersection indicate cosmetic ceiling damage from “truss uplift.” This condition is common in homes with prefabricated trusses. When cosmetic repairs are made, you can reduce future cracking by eliminating nails in the drywall at the ceiling close to walls where the cracks occurred. *Fig 7*

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces and or storage could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Any conditions of components or systems that are not required to be inspected in accordance with the AZ BTR standards noted in this report are made as a courtesy to the client only. These conditions were noted to alert the client of observed conditions, however, the system was not evaluated as it is outside the scope of the inspection. Further evaluation of the entire system is recommended by a qualified contractor / technician prior to close of escrow.
- Predicting the frequency or time frame for repairs on any mechanical device, system or component is virtually impossible. Any mechanical device, system or component can be damaged or fail to perform its intended function at any time due to manufacturer defect, improper installation, age, neglect and or abuse. Predicting the life expectancy and or efficiency of any mechanical device, system or component is outside the scope of this inspection. **Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.** This inspection is a “snap shot” of the condition of the property on the day of the inspection. We perform no destructive testing or dismantling of building components. No repair to structural components is necessary at this time.
- Older systems or components may incur additional costs during repairs if updating to current building codes is required. A qualified contractor and or the building department should be consulted.

- Although this report may contain some examples of repair methods, a qualified contractor should be consulted to determine specific repair designs. We do not design or make recommendations on how to repair a specific component. We do not give cost estimates with regards to any repairs.
- Every occurrence of a condition or defect may or may not be shown in a photograph within this report. It is important to have the entire system or component fully evaluated when repairs are made.
- This inspection will not identify state or local building code issues. If you have concerns with regards to building codes and or building permits, please contact the appropriate building department and or licensed contractor.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing Systems

DESCRIPTION OF ROOFING SYSTEM

Condition: 1: Generally Good 2: Serviceable 3: Poor / Unserviceable NA: Not Applicable UK: Unknown		1	2	3	NA	UK
Roof Covering:	•Concrete Tile			X		
Leakage Evidence Detected:	•Yes					
Roof Flashings:	•Metal		X			
Chimneys:	•None				X	
Roof Drainage System:	•None				X	
Skylights:	•None				X	
Method of Inspection:	•Viewed From Ladder at Eave •Walked on Roof					

ROOFING RECOMMENDATIONS & OBSERVATIONS

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age. Given the age of the roof, the felt underlayment may be approaching the end of its useful life. Even if there is no evidence of leaks during the inspection, the roof may be more prone to leakage in the future. Since we do not do any dismantling of roofing components, no comment can be made with respects to the longevity of the underlayment. Further evaluation by a qualified contractor is recommended and repairs should be made as necessary.

RECOMMENDATIONS / OBSERVATIONS

It is recommended that the following items and related systems be further evaluated and addressed/repared as necessary by a **Licensed Professional Contractor prior to the close of escrow.**

- **Repair:** Missing downspouts should be repaired promptly. *Fig 8*
- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. *Fig 9*
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. *Fig 10, Fig 11*
- **Improve:** Birds should not be allowed to nest on the roof. Preventative measures should be taken to eliminate this condition. *Fig 12*
- **Repair:** Active roof leaks were detected above the laundry room. The valley flashing is vulnerable and should be extended to help prevent water from being discharged under the roofing material. Water damage was observed to the ceiling in the laundry room and to the adjacent eave. Further evaluation by a qualified contractor is recommended and repairs should be made as necessary. *Fig 13, Fig 14, Fig 15, Fig 16*
- **Significant Defect, Repair:** Given the age and condition of the roof, the roof has reached the end of its useful life. Exposed felt underlayment and/or sheathing is visible where the roofing is damaged. Damage to the felt underlayment on the roof and evidence of active leakage was observed. Replacement of the entire roof is recommended at this time. Further evaluation by a qualified contractor is recommended and repairs should be made as necessary. *Fig 17, Fig 18, Fig 19, Fig 20, Fig 21, Fig 22, Fig 23*

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Any conditions of components or systems that are not required to be inspected in accordance with the AZ BTR standards noted in this report are made as a courtesy to the client only. These conditions were noted to alert the client of observed conditions, however, the system was not evaluated as it is outside the scope of the inspection. Further evaluation of the entire system is recommended by a qualified contractor / technician prior to close of escrow.

- Predicting the frequency or time frame for repairs on any mechanical device, system or component is virtually impossible. Any mechanical device, system or component can be damaged or fail to perform its intended function at any time due to manufacturer defect, improper installation, age, neglect and or abuse. Predicting the life expectancy and or efficiency of any mechanical device, system or component is outside the scope of this inspection. **Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.** This inspection is a “snap shot” of the condition of the property on the day of the inspection. We perform no destructive testing or dismantling of building components.
- Older systems or components may incur additional costs during repairs if updating to current building codes is required. A qualified contractor and or the building department should be consulted.
- Although this report may contain some examples of repair methods, a qualified contractor should be consulted to determine specific repair designs. We do not design or make recommendations on how to repair a specific component. We do not give cost estimates with regards to any repairs.
- Every occurrence of a condition or defect may or may not be shown in a photograph within this report. It is important to have the entire system or component fully evaluated when repairs are made.
- This inspection will not identify state or local building code issues. If you have concerns with regards to building codes and or building permits, please contact the appropriate building department and or licensed contractor.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF EXTERIOR COMPONENTS

Condition: 1: Generally Good 2: Serviceable 3: Poor / Unserviceable NA: Not Applicable UK: Unknown		1	2	3	NA	UK
Wall Covering:	•Stucco		X			
Eaves, Soffits, And Fascias:	•Wood	X				
Exterior Doors:	•Metal •Solid Wood •Sliding Glass	X				
Window/Door Frames, Flashings and Trim:	•Wood •Metal	X				
Entry Driveways and Walkways:	•Concrete	X				
Patios And Areaways:	•Concrete	X				
Porches, Decks, Steps:	•None				X	
Balconies and Railings:	•None				X	
Overhead Garage Door(s):	•Steel •Automatic Opener Installed	X				
Auto Reverse Functioned Properly:	•Yes					
Potential Adverse Impact Due To Vegetation:	•No					
Fire Separation:	•Fire Separation Present at Garage •Fire Doors Present at Garage	X				
Surface Drainage:	•Level Grade •Graded Towards the House	X				
Retaining Walls:	•None				X	
Fencing:	•None				X	

EXTERIOR RECOMMENDATIONS & OBSERVATIONS

General Comments

The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

It is recommended that the following items and related systems be further evaluated and addressed/repared as necessary by a **Licensed Professional Contractor prior to the close of escrow.**

- **Repair:** The exterior stucco finish appears to be loose and separating from the house on the east side of the house. Repairs are highly recommended to help prevent water intrusion and rot to structural components. (See Plumbing Section) *Fig 24*
- **Repair:** The soffit and or fascia (the wooden board to which the gutter is typically fastened) should be painted. *Fig 25, Fig 26*
- **Improve:** The grading should be improved to promote the flow of storm water away from the north and east sides of the house. *Fig 27, Fig 28*
- **Repair:** Localized damage to the awnings should be repaired. *Fig 29, Fig 30*
- **Repair, Monitor:** Ceiling flaws were noted to the front entry ceiling and should be repaired as necessary. *Fig 31, Fig 32*
- **Improve:** The grading should be improved to promote the flow of storm water away from the courtyard. *Fig 33, Fig 34*
- **Repair:** Typical minor cracks were noted in the drywall in the garage. *Fig 35, Fig 36, Fig 37*
- **Safety Issue, Repair:** The pet door between the house and garage breaches the fire wall and should be removed. *Fig 38*
- **Repair:** The light cover for the garage door opener is damaged. *Fig 39*
- **Improve:** Damaged garage door trim should be properly repaired, caulked and painted as necessary. *Fig 40*
- **Repair:** The exterior combustion air vents have been installed upside down. This condition will direct water towards the interior of the walls. This condition should be altered to prevent water damage, rot and mold. *Fig 41*
- **Repair, Monitor:** Cracks were observed in the exterior walls. *Fig 42, Fig 43*
- **Repair:** The metal security door is rusted. Proper surface preparation and painting is necessary to prevent further deterioration. *Fig 44*
- **Repair:** Painting improvements are recommended to the patio awning frame. *Fig 45*

- **Monitor:** The soil below the patio slab has settled and/or heaved. This condition should be watched for signs of additional movement. Water should be encouraged to flow away from this area. *Fig 46*
- **Improve:** The exterior stucco surfaces should be painted.
- **Repair:** Bushes growing adjacent to the exterior walls should be kept trimmed and away from siding, window trims and eaves to avoid water and insect damage to the building.
- **Safety Issue, Repair:** The HVAC ductwork in the garage breaches the fire wall and should be removed.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Effective grading and or drainage may be concealed by landscaping components and or storage. Improper lot drainage may not be detectable until a sufficiently heavy rain has occurred.
- Areas requiring access from another property, including but not limited to common walls and zero lotlines may restrict the inspection.
- Any conditions of components or systems that are not required to be inspected in accordance with the AZ BTR standards noted in this report are made as a courtesy to the client only. These conditions were noted to alert the client of observed conditions, however, the system was not evaluated as it is outside the scope of the inspection. Further evaluation of the entire system is recommended by a qualified contractor / technician prior to close of escrow.
- Predicting the frequency or time frame for repairs on any mechanical device, system or component is virtually impossible. Any mechanical device, system or component can be damaged or fail to perform its intended function at any time due to manufacturer defect, improper installation, age, neglect and or abuse. Predicting the life expectancy and or efficiency of any mechanical device, system or component is outside the scope of this inspection. **Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.** This inspection is a “snap shot” of the condition of the property on the day of the inspection. We perform no destructive testing or dismantling of building components.
- Older systems or components may incur additional costs during repairs if updating to current building codes is required. A qualified contractor and or the building department should be consulted.
- Although this report may contain some examples of repair methods, a qualified contractor should be consulted to determine specific repair designs. We do not design or make recommendations on how to repair a specific component. We do not give cost estimates with regards to any repairs.
- Every occurrence of a condition or defect may or may not be shown in a photograph within this report. It is important to have the entire system or component fully evaluated when repairs are made.
- This inspection will not identify state or local building code issues. If you have concerns with regards to building codes and or building permits, please contact the appropriate building department and or licensed contractor.
- Landscape components restricted a view of some exterior areas of the house.
- Automobile(s) in the garage restricted the inspection.
- Storage in the garage restricted the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical Systems

DESCRIPTION OF ELECTRICAL SYSTEM

Condition: 1: Generally Good 2: Serviceable 3: Poor / Unserviceable NA: Not Applicable UK: Unknown		1	2	3	NA	UK
Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps					
Service Drop:	•Underground	X				
Service Entrance Conductors:	•Aluminum	X				
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: West Wall of House	X				
Service Grounding:	•Copper	X				
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: West Wall of House	X				
Distribution Wiring:	•Copper •Aluminum-Multi-Strand	X				
Aluminum Wiring Present:	•Yes					
Electrical Components Compatible:	•Yes					
Wiring Method:	•Non-Metallic Cable "Romex"	X				
Switches & Receptacles:	•Grounded	X				
Ground Fault Circuit Interrupters:	•Bathroom(s) •Garage •Kitchen	X				
Arc Fault Circuit Interrupters:	•None	X				

ELECTRICAL RECOMMENDATIONS & OBSERVATIONS

General Comments

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All outlets and light fixtures that were tested operated satisfactorily. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. The installation and locations for GFCI devices vary based on the age of the house and the electrical codes that were in effect at the time of construction. These devices are extremely valuable, as they offer an extra level of shock protection and can easily be added in locations where GFCI protection is not currently provided. All GFCI's that were tested responded properly. Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

It is recommended that the following items and related systems be further evaluated and addressed/repared as necessary by a **Licensed Professional Contractor prior to the close of escrow.**

- **Improve:** Weather tight cover plates should be installed on exterior outlets. [Fig 47](#)
- **Repair:** An outlet is inoperative on the on the east side of the house. This outlet and circuit should be investigated and repaired as necessary. [Fig 48](#)
- **Repair:** Wiring exposed on exterior finishes should be relocated or protected by a rigid conduit. [Fig 49, Fig 50, Fig 51, Fig 52](#)
- **Repair:** Oversized breakers within the main electrical service panel should be replaced. Circuits with a wire size of 14 AWG should be sized with a fifteen (15) amp breaker. [Fig 53](#)
- **Repair:** Missing light switch cover plates should be replaced to avoid a shock hazard. [Fig 54](#)
- **Repair:** Ungrounded 3-prong outlets in the casitas should be repaired as necessary. [Fig 55](#)
- **Repair:** Missing blades for the ceiling fan should be replaced in the bedroom. [Fig 56](#)
- **Repair:** All junction boxes should be fitted with cover plates in order to protect the wire connections. [Fig 57](#)

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring systems and components, ancillary wiring, load controller systems, phone and TV cable systems and other components which are not part of the primary electrical power distribution system.
- The functionality and or reliability of smoke detection systems, carbon monoxide detection systems and or other warning systems are outside the scope of this inspection. Some smoke / CO detection equipment has a built in life expectancy feature and will “chirp” when the unit has reached the end of its life. The manufacture should be consulted for more information with regards to the life expectancy of such equipment.
- Solar electrical generating systems and all related components are outside the scope of this inspection. If these systems are installed on the property, they should be evaluated by a qualified technician.
- The capacity and or compatibility of an electrical circuit with regards to the electrical voltage draw or ampacity of a given appliance or component on that circuit is outside the scope of this inspection.
- Circuit load calculations such as voltage drop, length of run, number of fixtures per circuit, etc. are outside the scope of this inspection and should be evaluated by a qualified electrician only.
- Any conditions of components or systems that are not required to be inspected in accordance with the AZ BTR standards noted in this report are made as a courtesy to the client only. These conditions were noted to alert the client of observed conditions, however, the system was not evaluated as it is outside the scope of the inspection. Further evaluation of the entire system is recommended by a qualified contractor / technician prior to close of escrow.
- Predicting the frequency or time frame for repairs on any mechanical device, system or component is virtually impossible. Any mechanical device, system or component can be damaged or fail to perform its intended function at any time due to manufacturer defect, improper installation, age, neglect and or abuse. Predicting the life expectancy and or efficiency of any mechanical device, system or component is outside the scope of this inspection. **Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.** This inspection is a “snap shot” of the condition of the property on the day of the inspection. We perform no destructive testing or dismantling of building components.
- Older systems or components may incur additional costs during repairs if updating to current building codes is required. A qualified contractor and or the building department should be consulted.
- Although this report may contain some examples of repair methods, a qualified contractor should be consulted to determine specific repair designs. We do not design or make recommendations on how to repair a specific component. We do not give cost estimates with regards to any repairs.
- Every occurrence of a condition or defect may or may not be shown in a photograph within this report. It is important to have the entire system or component fully evaluated when repairs are made.
- This inspection will not identify state or local building code issues. If you have concerns with regards to building codes and or building permits, please contact the appropriate building department and or licensed contractor.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

HVAC System

DESCRIPTION OF HVAC SYSTEM

Condition: 1: Generally Good 2: Serviceable 3: Poor / Unserviceable NA: Not Applicable UK: Unknown		1	2	3	NA	UK
Energy Source:	•Electricity •Gas					
Other Components:	•Air Handler/Fan		X			
Central System Type Unit 1:	•Air Conditioning (R-22 Unit) •Gas Furnace		X			
Location:	•Main House					
Temperature Split:	•74 / 54 °F					
Heat Temperature:	•Gas Off					
Approximate Age:	•19					
Central System Type Unit 2:	•Air Source Heat Pump (R-22 Unit)		X			
Location:	•Casitas					
Temperature Split:	•71 / 51 °F					
Approximate Age:	•27					
Evaporative Cooler System:	•Evaporative Cooler •Breakfast Nook		X			
Evaporative Cooler System:	•Evaporative Cooler •Garage		X			
Cooling Distribution Methods:	•Ductwork	X				
Operating Controls:	•Thermostat		X			
Automatic Safety Devices:	•Quick Disconnect •Breakers / Fuses	X				
Air Filter Condition:				X		
Cooling Source Present In all Rooms:	•Yes					

HVAC RECOMMENDATIONS & OBSERVATIONS

General Comments

The capacity and configuration of the system should be sufficient for the home. The location of the return air vents is well suited to air conditioning. Servicing of the air conditioning system is considered to be routine maintenance and should be performed on a yearly basis and upon taking possession of the property. As is not uncommon for homes of this age and location, the air conditioning / furnace system is old. It will require a higher level of maintenance and be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs. It is recommended that a home warranty be maintained on the house so long as older mechanical equipment is installed to help offset the cost of equipment breakdowns. **Note:** R22 Refrigerant, which is an ozone depleting HCFC, has been used in one or more of the air conditioning / heat pump systems within the home. The U.S. Government has enacted a policy requiring all refrigerant manufacturers to cease production of R22 refrigerant by 1 January 2020. Air conditioning / heat pump systems containing R22 refrigerant can continue to be operated indefinitely, however, maintaining these systems will become more difficult and expensive as R22 manufacturing slows and supplies dwindle from now through 2020 and beyond. Consideration should be given to the need for replacement of these R22 units as they wear, break down and or become cost prohibitive to operate and maintain. For more information, contact a qualified HVAC contractor and or see the EPAs website: <https://www.epa.gov/ods-phaseout> The gas was shut off to the house at the time of the inspection. As such, the furnace could not be operated. It is recommended that this unit be fully evaluated by a qualified HVAC technician once the gas has been restored to the house. Improvements are recommended at this time.

RECOMMENDATIONS / OBSERVATIONS

It is recommended that the following items and related systems be further evaluated and addressed/repared as necessary by a **Licensed Professional Contractor prior to the close of escrow.**

- **Repair:** The water supply line for the evaporative cooler in the breakfast nook is leaking and needs to be properly repaired. *Fig 58*
- **Repair:** Damaged insulation on refrigerant lines should be repaired. *Fig 59*
- **Monitor:** The secondary condensate pan in the attic appears to have been used in the past. This condition may suggest that the primary condensate drain line is clogged. *Fig 60*

- **Improve:** The dirty air filter should be replaced.

LIMITATIONS OF HVAC INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The energy efficiency of the HVAC system is outside the scope of this inspection.
- HVAC ductwork calculations such as length of run, number of registers, duct size, etc. are outside the scope of this inspection and should be evaluated by a qualified HVAC contractor only.
- Any conditions of components or systems that are not required to be inspected in accordance with the AZ BTR standards noted in this report are made as a courtesy to the client only. These conditions were noted to alert the client of observed conditions, however, the system was not evaluated as it is outside the scope of the inspection. Further evaluation of the entire system is recommended by a qualified contractor / technician prior to close of escrow.
- Predicting the frequency or time frame for repairs on any mechanical device, system or component is virtually impossible. Any mechanical device, system or component can be damaged or fail to perform its intended function at any time due to manufacturer defect, improper installation, age, neglect and or abuse. Predicting the life expectancy and or efficiency of any mechanical device, system or component is outside the scope of this inspection. **Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.** This inspection is a “snap shot” of the condition of the property on the day of the inspection. We perform no destructive testing or dismantling of building components.
- Older systems or components may incur additional costs during repairs if updating to current building codes is required. A qualified contractor and or the building department should be consulted.
- Although this report may contain some examples of repair methods, a qualified contractor should be consulted to determine specific repair designs. We do not design or make recommendations on how to repair a specific component. We do not give cost estimates with regards to any repairs.
- Every occurrence of a condition or defect may or may not be shown in a photograph within this report. It is important to have the entire system or component fully evaluated when repairs are made.
- This inspection will not identify state or local building code issues. If you have concerns with regards to building codes and or building permits, please contact the appropriate building department and or licensed contractor.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Condition: 1: Generally Good 2: Serviceable 3: Poor / Unserviceable NA: Not Applicable UK: Unknown		1	2	3	NA	UK
Attic Insulation:	•R30 Fiberglass in Attic	X				
Exterior Wall Insulation:	•Not Visible					X
Vapor Retarders:	•None Visible					X
Roof Ventilation:	•Gable Vents •Soffit Vents	X				
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer	X				
Dryer Vented to Building Exterior	•Yes					
Crawl Space Present:	•No					
Method of Inspection:	•Attic Viewed From Hatch					

INSULATION / VENTILATION RECOMMENDATIONS & OBSERVATIONS

General Comments

Typical improvements are recommended at this time.

RECOMMENDATIONS / OBSERVATIONS

It is recommended that the following items and related systems be further evaluated and addressed/repared as necessary by a **Licensed Professional Contractor prior to the close of escrow.**

- **Repair:** Exhaust vent pipe serving the exhaust fan in the casitas bathroom is connected to the plumbing vent. This vent should be disconnected from the plumbing vent and properly vented through the roof. *Fig 61*
- **Improve:** The attic access hatch should be better insulated.
- **Improve:** Insulation improvements may be cost effective, depending on the anticipated term of ownership.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R-values or depths are rough average values.
- Any conditions of components or systems that are not required to be inspected in accordance with the AZ BTR standards noted in this report are made as a courtesy to the client only. These conditions were noted to alert the client of observed conditions, however, the system was not evaluated as it is outside the scope of the inspection. Further evaluation of the entire system is recommended by a qualified contractor / technician prior to close of escrow.
- Predicting the frequency or time frame for repairs on any mechanical device, system or component is virtually impossible. Any mechanical device, system or component can be damaged or fail to perform its intended function at any time due to manufacturer defect, improper installation, age, neglect and or abuse. Predicting the life expectancy and or efficiency of any mechanical device, system or component is outside the scope of this inspection. **Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.** This inspection is a “snap shot” of the condition of the property on the day of the inspection. We perform no destructive testing or dismantling of building components.
- Older systems or components may incur additional costs during repairs if updating to current building codes is required. A qualified contractor and or the building department should be consulted.
- Although this report may contain some examples of repair methods, a qualified contractor should be consulted to determine specific repair designs. We do not design or make recommendations on how to repair a specific component. We do not give cost estimates with regards to any repairs.
- Every occurrence of a condition or defect may or may not be shown in a photograph within this report. It is important to have the entire system or component fully evaluated when repairs are made.
- Attics that do not have adequate height to safely maneuver or do not have catwalks are viewed from access hatch only.

- No access was gained to the wall cavities of the home.
- This inspection will not identify state or local building code issues. If you have concerns with regards to building codes and or building permits, please contact the appropriate building department and or licensed contractor.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Condition: 1: Generally Good 2: Serviceable 3: Poor / Unserviceable NA: Not Applicable UK: Unknown		1	2	3	NA	UK
Water Supply Source:	•Public Water Supply					
Service Pipe to House:	•Copper	X				
Main Water Valve Location:	•North Wall of House	X				
Interior Supply Piping:	•Copper •Plastic (PEX)	X				
Leaks Detected:	•Yes					
Fixtures & Faucets:			X			
Functional Flow:	•Yes					
Supports & Insulation:		X				
Potential Cross Connection:	•Yes					
Waste System:	•Public Sewer System					
Drain, Waste, & Vent Piping:	•Plastic (ABS)		X			
Leaks Detected:	•Yes					
Functional Drainage:	•Yes					
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Approximate Age (in Years) 3	X				
Fuel Shut-Off Valves:	•Natural Gas Main Valve At West Wall of House	X				
Auto Safety Devise:	•TPR Valve	X				
Adequate Combustion Air:	•Yes					
Fuel Distribution & Supports:		X				
Flues & Vents:	•Metal B-Vent Multi-Wall	X				
Expansion Devices Installed:	•No					
Sprinkler System:			X			
Hot Water Mixing Valve:	•No					

PLUMBING RECOMMENDATIONS & OBSERVATIONS

General Comments

The plumbing system requires improvements. Water shut off valves are provided in several locations throughout the house. In most cases, these valves are seldom used and can be prone to failure and or leakage. Gate valves and angle stops are the most vulnerable types of valves, however, care should be given when operating any valve as damage can occur at any time. Older water heaters should be closely watched for signs of corrosion and leakage. The life expectancy of a water heater varies greatly and failure of the storage tank and or heating components can happen at any time and without warning. The gas was shut off to the house at the time of the inspection. As such, the water heater could not be operated and the hot water system could not be fully evaluated.

RECOMMENDATIONS / OBSERVATIONS

It is recommended that the following items and related systems be further evaluated and addressed/repared as necessary by a **Licensed Professional Contractor prior to the close of escrow.**

- **Repair:** The missing flue cap serving the furnace needs to be properly replaced. [Fig 62](#)
- **Repair:** The hose bib on the east side of the house is leaking and should be repaired or replaced as necessary. [Fig 63](#)
- **Monitor:** Corrosion on the exterior of the supply and waste piping was observed. [Fig 64, Fig 65](#)
- **Repair:** To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs would be wise. [Fig 66](#)
- **Monitor:** The supply piping shows evidence of corrosion where it meets the water heater. This is a common condition. [Fig 67](#)
- **Repair:** The toilet in the casitas bathroom is cracked and should be replaced as necessary. [Fig 68](#)
- **Repair, Monitor:** Evidence of water damage to the wall adjacent to the bathtub enclosure was observed in the casitas bathroom. This area should be repaired as necessary and closely watched for signs of new activity. Measures should be takes to avoid water damage in this area in the future. [Fig 69, Fig 70](#)

- **Repair:** The finish to the sink is chipped in the casitas bathroom and should be repaired as necessary. *Fig 71*
- **Repair:** The hall bathroom faucet is leaking and should be repaired or replaced as necessary. *Fig 72*
- **Repair:** Missing shower stall hardware (handle) needs to be replaced in the hall bathroom. *Fig 73*
- **Repair:** The showerhead is missing in the hall bathroom. *Fig 74*
- **Repair:** The kitchen faucet is leaking and should be repaired or replaced as necessary. *Fig 75*
- **Repair:** The toilet in the master bathroom shows evidence of prior leakage. Significant damage was noted to the adjacent flooring. *Fig 76*
- **Improve, Monitor:** The shower stall in the master bathroom was observed to drain slowly, suggesting that an obstruction may exist. *Fig 77*
- **Repair:** The right faucet in the master bathroom is leaking and should be replaced as necessary. Water damage was noted to the cabinet below. Water damage is suspected behind the cabinet and is suspected to be the reason for the stucco separation on the east side of the house. This area should be further evaluated by a qualified contractor and repaired made as necessary. (See Exterior Section) *Fig 78, Fig 79*
- **Repair:** The shower door latch in the master bathroom is damaged and should be repaired or replaced as necessary. *Fig 80*
- **Improve:** The supply piping should be insulated as necessary to help prevent freezing and damage. *Fig 81*

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by interior finishes (inside walls) and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not visible, readily accessible, cannot be identified or inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Underground and concealed fuel distribution components are not inspected. For safety reasons, fireplaces, fire pits, fire features, etc. are not operated unless there is an auto ignition system installed at the burner. If no fire is burning we do not ignite fires nor light paper or other materials.
- Underground and or concealed fuel storage tanks and components are not inspected. The fuel provider should be consulted to inspect and or service this equipment.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Any conditions of components or systems that are not required to be inspected in accordance with the AZ BTR standards noted in this report are made as a courtesy to the client only. These conditions were noted to alert the client of observed conditions, however, the system was not evaluated as it is outside the scope of the inspection. Further evaluation of the entire system is recommended by a qualified contractor / technician prior to close of escrow.
- Predicting the frequency or time frame for repairs on any mechanical device, system or component is virtually impossible. Any mechanical device, system or component can be damaged or fail to perform its intended function at any time due to manufacturer defect, improper installation, age, neglect and or abuse. Predicting the life expectancy and or efficiency of any mechanical device, system or component is outside the scope of this inspection. **Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.** This inspection is a “snap shot” of the condition of the property on the day of the inspection. We perform no destructive testing or dismantling of building components.
- Older systems or components may incur additional costs during repairs if updating to current building codes is required. A qualified contractor and or the building department should be consulted.
- Although this report may contain some examples of repair methods, a qualified contractor should be consulted to determine specific repair designs. We do not design or make recommendations on how to repair a specific component. We do not give cost estimates with regards to any repairs.
- The determination of the water supply source as public or private, and whether the waste water disposal system is public sewer or septic are outside the scope of the inspection. However, we list the system type as best as we are able to determine by visual means and through available real estate listings and/or other sources. Verification of the types of these systems is recommended through the appropriate local utility companies.
- Automatic safety valves (TPR valves, etc) are not operated during the inspection due to the tendency of damage and or leakage occurring to valves that are seldom used. A visual inspection may not uncover valves that are stuck or otherwise inoperative.

- Water supply valves were not operated during the inspection due to the tendency of damage and or leakage occurring to valves that are seldom used. A visual inspection may not uncover valves that are stuck or otherwise inoperative.
- Every occurrence of a condition or defect may or may not be shown in a photograph within this report. It is important to have the entire system or component fully evaluated when repairs are made.
- This inspection will not identify state or local building code issues. If you have concerns with regards to building codes and or building permits, please contact the appropriate building department and or licensed contractor.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior Components

DESCRIPTION OF INTERIOR COMPONENTS

Condition: 1: Generally Good 2: Serviceable 3: Poor / Unserviceable NA: Not Applicable UK: Unknown		1	2	3	NA	UK
Wall And Ceiling Materials:	•Drywall		X			
Floor Surfaces:	•Carpet •Tile		X			
Window Type(s) & Glazing:	•Sliders •Fixed Pane •Double Glazed		X			
Doors:	•Wood-Hollow Core		X			
Stairs and Railings:					X	
Condition of Counters & Cabinetry:			X			

INTERIOR RECOMMENDATIONS & OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are average quality.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

It is recommended that the following items and related systems be further evaluated and addressed/repared as necessary by a Licensed Professional Contractor prior to the close of escrow.

- **Monitor, Repair:** Interior painting improvements are recommended throughout the house. *Fig 82*
- **Repair:** The casitas bathroom counter shows evidence of substantial wear. *Fig 83*
- **Repair:** The sliding screen door is damaged and should be repaired as necessary.
- **Improve:** Caulking improvements are recommended to the bathroom counters. *Fig 84*
- **Repair:** The countertop veneer is loose in the kitchen and laundry room and should be secured as necessary. *Fig 85, Fig 86*
- **Repair:** Missing drawer fronts in the laundry room should be replaced as necessary. *Fig 87*
- **Repair:** The upper cabinets in the kitchen are loose and could fall. Improvements are needed to help prevent damage and or injury. *Fig 88*
- **Repair:** Caulking and painting improvements are recommended to the interior trim. *Fig 89*
- **Improve:** Minor cracks and typical flaws were noted in the drywall. *Fig 90*
- **Repair:** The finish for the cabinets in the kitchen, bathrooms and laundry room is worn and should be improved as necessary.
- **Repair:** Missing doorstoppers should be replaced as necessary. Any damage to the adjacent walls should also be repaired.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, personal property, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Dual pane windows may have been installed in the home (see description). These windows are prone to loosing their seal. As such, fogging or condensation may develop between the window panes. This condition is often difficult to observe if the windows are obscured by window covering, screens and or dirt. Windows should be cleaned and checked for signs of broken seals.
- Recent renovations and/or interior painting concealed historical evidence.
- Any conditions of components or systems that are not required to be inspected in accordance with the AZ BTR standards noted in this report are made as a courtesy to the client only. These conditions were noted to alert the client of observed conditions, however, the system was not evaluated as it is outside the scope of the inspection. Further evaluation of the entire system is recommended by a qualified contractor / technician prior to close of escrow.

- Predicting the frequency or time frame for repairs on any mechanical device, system or component is virtually impossible. Any mechanical device, system or component can be damaged or fail to perform its intended function at any time due to manufacturer defect, improper installation, age, neglect and or abuse. Predicting the life expectancy and or efficiency of any mechanical device, system or component is outside the scope of this inspection. **Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.** This inspection is a “snap shot” of the condition of the property on the day of the inspection. We perform no destructive testing or dismantling of building components.
- Older systems or components may incur additional costs during repairs if updating to current building codes is required. A qualified contractor and or the building department should be consulted.
- Although this report may contain some examples of repair methods, a qualified contractor should be consulted to determine specific repair designs. We do not design or make recommendations on how to repair a specific component. We do not give cost estimates with regards to any repairs.
- Environmental and or potential health conditions such as molds, toxic substances (lead based paint, asbestos, etc) and or other VOC's are outside the scope of this inspection. These substances may be present in a variety of locations such as inside the walls, inside HVAC plenums or in other inaccessible areas.
- Every occurrence of a condition or defect may or may not be shown in a photograph within this report. It is important to have the entire system or component fully evaluated when repairs are made.
- This inspection will not identify state or local building code issues. If you have concerns with regards to building codes and or building permits, please contact the appropriate building department and or licensed contractor.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Condition: 1: Generally Good 2: Serviceable 3: Poor / Unserviceable NA: Not Applicable UK: Unknown		1	2	3	NA	UK
Appliances Tested:	•Electric Range		X			
	•Built-in Electric Oven			X		
	•Dishwasher			X		
	•Waste Disposer		X			
Laundry Facility:	•Dryer Vented to Building Exterior					
	•Gas Connection for Dryer					
	•Hot and Cold Water Supply for Washer					
	•Waste Standpipe for Washer					
Other Components Tested:	•Kitchen Exhaust Hood		X			
	•Door Bell	X				

APPLIANCES RECOMMENDATIONS & OBSERVATIONS

General Comments

Note: Appliances are not required to be inspected by the AZ BTR. The inspection of the appliance systems is limited to their general functionality and any effect they may have on the house other inspected components. Only minor improvements to the appliances are needed. As is not uncommon for homes of this age and location, the appliances are old. They will require a higher level of maintenance and be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.

RECOMMENDATIONS / OBSERVATIONS

It is recommended that the following items and related systems be further evaluated and addressed/repared as necessary by a **Licensed Professional Contractor prior to the close of escrow.**

- **Repair:** The control panel in the wall oven is inoperative. *Fig 91*
- **Monitor, Improve:** Corrosion on the exterior of the waste disposer was observed. *Fig 92*
- **Repair:** The dishwasher door is damaged. *Fig 93*

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- This inspection is limited to the primary major function of the appliance. Thermostats, timers and other specialized features and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Any conditions of components or systems that are not required to be inspected in accordance with the AZ BTR standards noted in this report are made as a courtesy to the client only. These conditions were noted to alert the client of observed conditions, however, the system was not evaluated as it is outside the scope of the inspection. Further evaluation of the entire system is recommended by a qualified contractor / technician prior to close of escrow.
- Predicting the frequency or time frame for repairs on any mechanical device, system or component is virtually impossible. Any mechanical device, system or component can be damaged or fail to perform its intended function at any time due to manufacturer defect, improper installation, age, neglect and or abuse. Predicting the life expectancy and or efficiency of any mechanical device, system or component is outside the scope of this inspection. **Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.** This inspection is a “snap shot” of the condition of the property on the day of the inspection. We perform no destructive testing or dismantling of building components.
- Older systems or components may incur additional costs during repairs if updating to current building codes is required. A qualified contractor and or the building department should be consulted.
- Although this report may contain some examples of repair methods, a qualified contractor should be consulted to determine specific repair designs. We do not design or make recommendations on how to repair a specific component. We do not give cost estimates with regards to any repairs.
- Every occurrence of a condition or defect may or may not be shown in a photograph within this report. It is important to have the entire system or component fully evaluated when repairs are made.

- This inspection will not identify state or local building code issues. If you have concerns with regards to building codes and or building permits, please contact the appropriate building department and or licensed contractor.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.

- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

Information About Radon



EPA RADON RISK INFORMATION

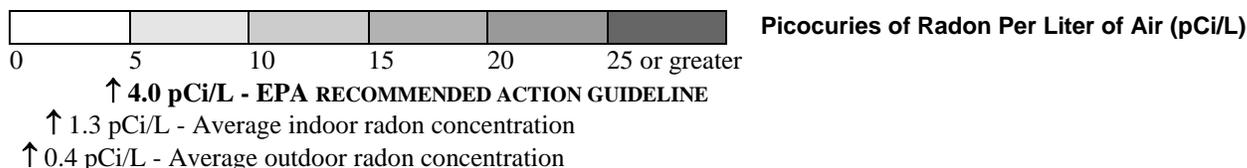
Fifty-five percent of our exposure to natural sources of radiation usually comes from radon. Radon is a colorless, tasteless, and odorless gas that comes from the decay of uranium found in nearly all soils. Levels of radon vary throughout the country. Radon is found all over the United States and scientists estimate that nearly one out of every 15 homes in this country has radon levels above recommended action levels.

Radon usually moves from the ground up and migrates into homes and other buildings through cracks and other holes in their foundations. The buildings trap radon inside, where it accumulates and may become a health hazard if the building is not properly ventilated.

When you breathe air containing a large amount of radon, the radiation can damage your lungs and eventually cause lung cancer. Scientists believe that radon is the second leading cause of lung cancer in the United States. It is estimated that 7,000 to 30,000 Americans die each year from radon-induced lung cancer. Only smoking causes more lung cancer deaths and smokers exposed to radon are at higher risk than nonsmokers. Testing your home is the only way to know if you and your family are at risk from radon.

Testing for Radon.

Should you have your home tested, use the chart below to compare your radon test results with the EPA guideline. The higher a home's radon level, the greater the health risk to you and your family.



The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/L or greater. The concentration of radon in the home is measured in picocuries per liter of air (pCi/L). Radon levels less than 4.0 pCi/L still pose some risk and in many cases may be reduced. If the radon level in your home is between 2.0 and 4.0 pCi/L, EPA recommends that you **consider** fixing your home. The national average indoor radon level is about 1.3 pCi/L. The higher a home's radon level, the greater the health risk to you and your family. Smokers and former smokers are at especially high risk. There are straightforward ways to fix a home's radon problem that are not too costly. Even homes with very high levels can be reduced to below 4.0 pCi/L. EPA recommends that you use an EPA or State-approved contractor trained to fix radon problems.

What do radon test results mean?

If your radon level is **below 4 pCi/L**, you do not need to take action.

If your radon level is **4 pCi/L or greater**, use the following charts to determine what your test results mean. Depending upon the type of test(s) you took, you will have to either test again or fix the home.

NOTE: All tests should meet EPA technical protocols.

Chart 1: Radon Test Conducted Outside Real Estate Transaction

Type of Test(s)	If Radon Level Is 4.0 pCi/L or Greater
Single Short-Term Test	Test Again*
Average of Short-Term Tests	Fix The Home
One Long-Term Test	Fix The Home

* If your first short term test is several times greater than 4.0 pCi/L - for example, about 10.0 pCi/L or higher - you should take a second short-term test immediately.

Chart 1: Radon Test Conducted During a Real Estate Transaction (Buying or Selling a Home)

Type of Test(s)	If Radon Level Is 4.0 pCi/L or Greater
Single Active Short-Term Test (this test requires a machine)	Fix The Home
Average of 2 Passive Short-Term Tests* (these tests do not require machines)	Fix The Home
One Long-Term Test	Fix The Home

* Use two passive short-term tests and average the results.

What should I do after testing?

If your radon level is 4.0 pCi/L or greater, you can call your State radon office to obtain more information, including a list of EPA or State-approved radon contractors who can fix or can help you develop a plan for fixing the radon problem. Reduction methods can be as simple as sealing cracks in floors and walls or as complex as installing systems that use pipes and fans to draw radon out of the building.

EPA has a National Radon Program to inform the public about radon risks, train radon mitigation contractors, provide grants for state radon programs, and develop standards for radon-resistant buildings. EPA works with health organizations, state radon programs, and other federal agencies to make the program as effective as possible.

For more information about radon, its risks and what you can do to protect yourself, call 1-800-SOS-RADON and request a free copy of EPA's *A Citizen's Guide to Radon*. You may also call the Radon Fix-It Line at 1-800-644-6999 between noon and 8pm Monday through Friday, EST/EDT, for information and assistance. This toll-free line is operated by Consumer Federation of America, a nonprofit consumer organization.

Information About Carbon Monoxide

What is carbon monoxide (CO) and how is it produced in the home?

CO is a colorless, odorless, toxic gas. It is produced by the incomplete combustion of solid, liquid and gaseous fuels. Appliances fueled with gas, oil, kerosene, or wood may produce CO. If such appliances are not installed, maintained, and used properly, CO may accumulate to dangerous levels.

What are the symptoms of CO poisoning and why are these symptoms particularly dangerous?

Breathing CO causes symptoms such as headaches, dizziness, and weakness in healthy people. CO also causes sleepiness, nausea, vomiting, confusion and disorientation. At very high levels, it causes loss of consciousness and death.

This is particularly dangerous because CO effects often are not recognized. CO is odorless and some of the symptoms of CO poisoning are similar to the flu or other common illnesses.

Are some people more affected by exposure to CO than others?

CO exposures especially affect unborn babies, infants, and people with anemia or a history of heart disease. Breathing low levels of the chemical can cause fatigue and increase chest pain in people with chronic heart disease.

How many people die from CO poisoning each year?

In 1989, the most recent year for which statistics are available, there were about 220 deaths from CO poisoning associated with gas-fired appliances, about 30 CO deaths associated with solid-fueled appliances (including charcoal grills), and about 45 CO deaths associated with liquid-fueled heaters.

How many people are poisoned from CO each year?

Nearly 5,000 people in the United States are treated in hospital emergency rooms for CO poisoning; this number is believed to be an underestimate because many people with CO symptoms mistake the symptoms for the flu or are misdiagnosed and never get treated.

How can production of dangerous levels of CO be prevented?

Dangerous levels of CO can be prevented by proper appliance maintenance, installation, and use:

Maintenance:

- A qualified service technician should check your home's central and room heating appliances (including water heaters and gas dryers) annually. The technician should look at the electrical and mechanical components of appliances, such as thermostat controls and automatic safety devices.
- Chimneys and flues should be checked for blockages, corrosion, and loose connections.
- Individual appliances should be serviced regularly. Kerosene and gas space heaters (vented and unvented) should be cleaned and inspected to insure proper operation.
- CPSC recommends finding a reputable service company in the phone book or asking your utility company to suggest a qualified service technician.

Installation:

- Proper installation is critical to the safe operation of combustion appliances. All new appliances have installation instructions that should be followed exactly. Local building codes should be followed as well.
- Vented appliances should be vented properly, according to manufacturer's instructions.
- Adequate combustion air should be provided to assure complete combustion.
- All combustion appliances should be installed by professionals.

Appliance Use:

Follow manufacturer's directions for safe operation.

- Make sure the room where an unvented gas or kerosene space heater is used is well ventilated; doors leading to another room should be open to insure proper ventilation.
- Never use an unvented combustion heater overnight or in a room where you are sleeping.

Are there signs that might indicate improper appliance operation?

Yes, these are:

- Decreasing hot water supply
- Furnace unable to heat house or runs constantly
- Sooting, especially on appliances
- Unfamiliar or burning odor
- Increased condensation inside windows

Are there visible signs that might indicate a CO problem?

Yes, these are:

- Improper connections on vents and chimneys
- Visible rust or stains on vents and chimneys
- An appliance that makes unusual sounds or emits an unusual smell
- An appliance that keeps shutting off (Many new appliances have safety components attached that prevent operation if an unsafe condition exists. If an appliance stops operating, it may be because a safety device is preventing a dangerous condition. Therefore, don't try to operate an appliance that keeps shutting off; call a service person instead.)

Are there other ways to prevent CO poisoning?

Yes, these are:

- Never use a range or oven to heat the living areas of the home
- Never use a charcoal grill or hibachi in the home
- Never keep a car running in an attached garage

Can CO be detected?

Yes, CO can be detected with CO detectors that meet the requirements of Underwriters Laboratories (UL) standard 2034.

Since the toxic effect of CO is dependent upon both CO concentration and length of exposure, long-term exposure to a low concentration can produce effects similar to short term exposure to a high concentration.

Detectors should measure both high CO concentrations over short periods of time and low CO concentrations over long periods of time - the effects of CO can be cumulative over time. The detectors also sound an alarm before the level of CO in a person's blood would become crippling. CO detectors that meet the UL 2034 standard currently cost between \$35 and \$80.

Where should the detector be installed?

CO gases distribute evenly and fairly quickly throughout the house; therefore, a CO detector should be installed on the wall or ceiling in sleeping area/s but outside individual bedrooms to alert occupants who are sleeping.

Aren't there safety devices already on some appliances? And if so, why is a CO detector needed?

Vent safety shutoff systems have been required on furnaces and vented heaters since the late 1980s. They protect against blocked or disconnected vents or chimneys. Oxygen depletion sensors (ODS) have also been installed on unvented gas space heaters since the 1980s. ODS protect against the production of CO caused by insufficient oxygen for proper combustion. These devices (ODSs and vent safety shutoff systems) are not a substitute for regular professional servicing, and many older, potentially CO-producing appliances may not have such devices. Therefore, a CO detector is still important in any home as another line of defense.

Are there other CO detectors that are less expensive?

There are inexpensive cardboard or plastic detectors that change color and do not sound an alarm and have a limited useful life. They require the occupant to look at the device to determine if CO is present. CO concentrations can build up rapidly while occupants are asleep, and these devices would not sound an alarm to wake them.

For additional information, write to the U.S. Consumer Product Safety Commission, Washington, D.C., 20207, call the toll-free hotline at 1-800-638-2772, or visit the website <http://www.cpsc.gov>



An Arizona Close Corporation

Client Satisfaction Questionnaire

We truly appreciate feedback-both good and bad. We would be most grateful if you would take a few moments to complete this questionnaire and return it to us by mail or fax. This questionnaire is also available online at: <http://www.home-werx.com/OnlineQuestionnaire.htm>

Inspector's Name: B. Scott Hubbard

1150 N. Country Club Dr., Suite 9 ♦ Mesa, AZ 85201 ♦ Office (480) 503-2611 ♦ Fax (480) 964-3456

1. Why did you choose us to perform your inspection? Check all that apply.

- We've worked for you before
- Yellow pages advertisement
- Our response to your telephone inquiry
- Our ability to respond quickly
- Referral from: _____
- Our brochure
- Our website and/or online services
- A flyer or postcard you received
- Price
- Other reason (please explain): _____

2. Please rate the following from 1 to 5 (1=poor, 5=excellent)

- | | | | | | |
|---|---|---|---|---|---|
| A) General satisfaction | 1 | 2 | 3 | 4 | 5 |
| B) Confidence in inspector's ability | 1 | 2 | 3 | 4 | 5 |
| C) Inspector's communication skills | 1 | 2 | 3 | 4 | 5 |
| D) Customer service | 1 | 2 | 3 | 4 | 5 |
| E) Value of service vs. cost | 1 | 2 | 3 | 4 | 5 |
| F) Likelihood of using us next time | 1 | 2 | 3 | 4 | 5 |
| G) Likelihood of referring us to a friend | 1 | 2 | 3 | 4 | 5 |

3. Did you receive your report within 24 hours of your inspection? Yes No

4. Did you receive your report when it was promised to you? Yes No

5. Was there anything that you especially liked about our service?

6. Was there anything that you did not like about our service?

7. Any suggestions for improving our services?

THANK YOU!!