



Inspection Report

Report Sample

Property Address:

-0 Bad House Lane
Prescott AZ 86308



Mile High Property Inspections

**Haley J Sisson 50859
P.O. Box 4114
Prescott, AZ 86302
928-848-7838**

Table of Contents

[Cover Page..... 1](#)
[Table of Contents 2](#)
[Intro Page..... 3](#)
[1 Roofing..... 4](#)
[2 Exterior 6](#)
[3 Garage 10](#)
[4 Interiors..... 12](#)
[5 Structural Components 16](#)
[6 Electrical System 18](#)
[7 Plumbing System 21](#)
[8 Heating / Central Air Conditioning..... 25](#)
[9 Insulation and Ventilation..... 28](#)
[10 Built-In Kitchen Appliances..... 29](#)
[General Summary 31](#)
[Invoice 46](#)
[Agreement 47](#)

Date: 7/25/2019	Time: 08:30 AM	Report ID:
Property: -0 Bad House Lane Prescott AZ 86308	Customer: Report Sample	Real Estate Professional: Billy Bob Big Bad Realtor Services

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:
Arizona, InterNACHI, ASHI

In Attendance:
Vacant (inspector only)

Type of building:
Single Family (1 story)

Age of Building:
28 Years

Home Faces:
East

Temperature:
Above 80 (F)

Weather:
Sunny with some clouds

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Walked roof

Sky Light(s):

Three

Chimney (exterior):

Metal Flue Pipe

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations				•
1.3	Roof Drainage Systems				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

1.0 The roof covering is old, and the life of covering has expired. There are unprotected nail heads present and vent pipe seals that have split. The covering does need to be replaced. It is my understanding that the current owner is replacing the roof and I do suggest replacement and all work by a licensed plumbing contractor.



1.0 Item 1



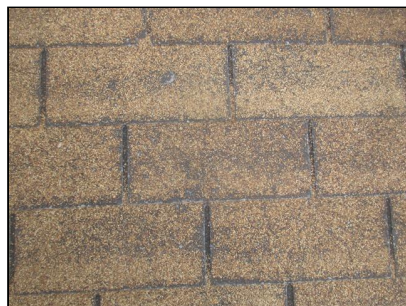
1.0 Item 2



1.0 Item 3



1.0 Item 4



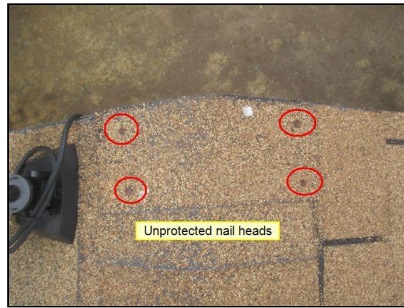
1.0 Item 5



1.0 Item 6



1.0 Item 7



1.0 Item 8

1.1 All flashings appear to be in good condition and appear satisfactory.

1.2 With exception to vent pipe boots, all roof penetrations appear to be in good condition. There are three skylights on this home and two of them are broken. Suggest replacements by a licensed roofing contractor.



1.2 Item 1



1.2 Item 2



1.2 Item 3

1.3 The gutters on the home have a lot of debris in them and the gutter screen covers are warped and also in the gutters.



1.3 Item 1



1.3 Item 2

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Cement stucco

Siding Material:

Masonry

Exterior Entry Doors:

Wood

Insulated glass

Appurtenance:

Covered Patio

Covered Entry

Driveway:

Concrete

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim				•
2.1	Doors (Exterior)				•
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias				•

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IN NI NP RR

Comments:

2.0 Exterior wall cladding has many repaired cracks in many areas. This is often very normal with stucco exteriors but this home also does have caulking repairs at all ceiling wall connections of the front entry and back patio. There are large gaps down both sides of the home in the eaves, where the exterior walls meet with the roof or truss system. There are gaps that have been sealed in the entry sidewalk and driveway area. The beam on the back patio has twisted and has at least damaged the stucco at the beam and post connections. I suggest review of the structure by a licensed contractor to determine if there is movement here that effects the home negatively.



2.0 Item 1



2.0 Item 2



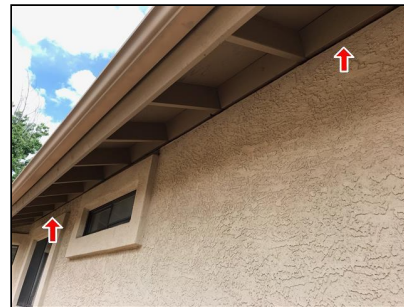
2.0 Item 3



2.0 Item 4



2.0 Item 5



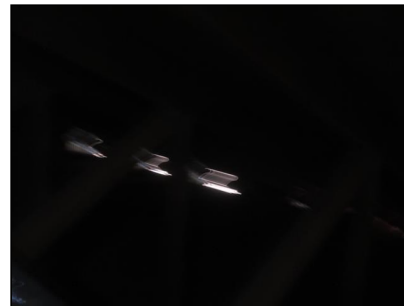
2.0 Item 6



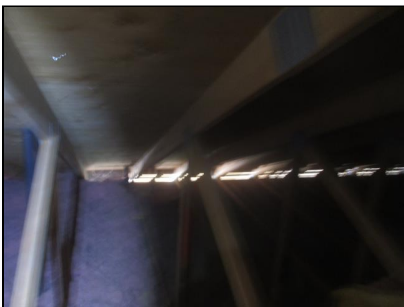
2.0 Item 7



2.0 Item 8



2.0 Item 9



2.0 Item 10



2.0 Item 11



2.0 Item 12



2.0 Item 13



2.0 Item 14



2.0 Item 15



2.0 Item 16



2.0 Item 17



2.0 Item 18



2.0 Item 19



2.0 Item 20

2.1 The front storm door does not open properly. It catches on the latch and often takes several attempts to open it. The lock to the master bedroom glass door is missing. Suggest repairs by a qualified person. The remaining exterior doors operated properly and appeared satisfactory.



2.1 Item 1

2.2 All windows operated properly, however at least one has a damaged screen and many windows do not have screens installed. There are some screens in the garage. Suggest all screens present be installed and damaged screens be replaced by a qualified contractor.



2.2 Item 1



2.2 Item 2

2.3 Please see notes in 2.0 of this section.

2.4 The driveway and walkway have had movement over time. This is noticeable from gaps and movement or shifts in concrete. Some of this is noted in 2.0 of this section. It is important to be mindful of changes in these areas to avoid any trip hazards. Suggest continued monitoring of all concrete entry areas. The back yard of the home drains all moisture directly to the back patio and left side foundation areas. The water from rain or plants has no way to drain from this property other than into these areas. Part of that is because the back yard is not sloped to drain naturally to and out of the right side of the property. The ground in the back right corner of the home is actually higher and therefore water would have to reach a certain level before it could run off. As an additional note here, the property directly behind the home also drains its rain water down into this property. Suggest evaluation of the back and side yards and creation of proper draining around home by a qualified contractor. The vegetation on the property looks to be in good condition.



2.4 Item 1



2.4 Item 2



2.4 Item 3



2.4 Item 4

2.5 Some fascia areas have damage from moisture over time. Suggest repairs/replacement by a licensed roofing contractor. See other note for eaves in 2.0 of this section.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal

Auto-opener Manufacturer:
LIFT-MASTER

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)	•			•
3.2	Garage Floor	•			
3.3	Garage Door (s)				•
3.4	Occupant Door (from garage to inside of home)				•
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			

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IN NI NP RR

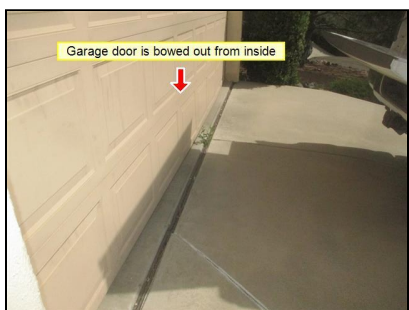
Comments:

3.0 The garage ceiling has settling cracks but does appears satisfactory.

3.1 Garage walls have several repaired cracks.

3.2 The garage floor appears satisfactory.

3.3 The garage door is damaged as if a vehicle got up against the door from inside. The garage door appears to have shifted left and there is a gap in the right side of the door. The bottom door seal is damaged and needs to be replaced. The side seals and top seal are missing and there are gaps in these areas. Suggest repairs by a licensed garage door technician.



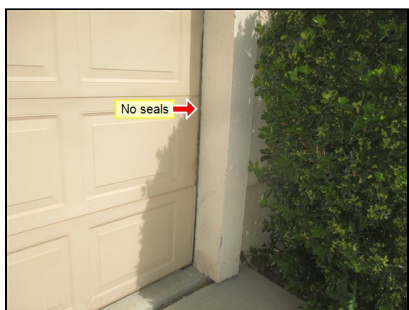
3.3 Item 1



3.3 Item 2



3.3 Item 3



3.3 Item 4

3.4 The occupant door from the garage to the home must have a self closing devise. Self closing hinges are on this door but need to be adjusted or replaced. This door must close completely on its own and must be tight fitting and weather stripped.



3.4 Item 1

3.5 The garage door will reverse when met with resistance. The sensors are in place for garage door and will reverse the door. The garage door operator works properly and appears to be satisfactory.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Laminated T&G
Tile

Interior Doors:

Raised panel

Window Types:

Sliders

Window Brand:

ALENCO

Cabinetry:

Wood

Countertop:

Laminate

		IN	NI	NP	RR
4.0	Ceilings	•			•
4.1	Walls				•
4.2	Floors				•
4.3	Counters and Cabinets (representative number)	•			
4.4	Doors (representative number)				•
4.5	Windows (representative number)	•			

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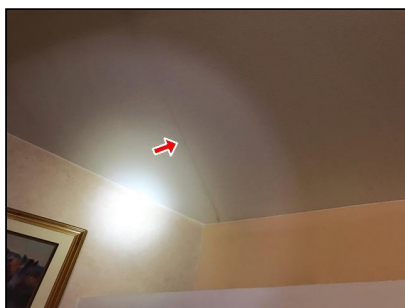
IN NI NP RR

Comments:

4.0 There are cracks that have been sealed in numerous areas throughout the home. Someone has caulked wall corners, where walls and ceilings come together, throughout many areas of the home. Cracks could be from normal settling or from something like movement in the home as discussed in 2.0 of the Exterior section. Sealing of wall corner areas is highly unusual and I do not wish to speculate why someone would do that. Because of these things, as suggested in 2.0 of the Exterior section, I do also suggest review of the homes interior by a licensed contractor.



4.0 Item 1



4.0 Item 2



4.0 Item 3

4.1 There are cracks in the walls that have been sealed in numerous areas throughout the home and garage. As mentioned in 4.0 above, someone has also caulked wall corners, where walls and ceilings come together,

throughout many areas of the home. Cracks could be from normal settling or from something like movement in the home as discussed in 2.0 of the Exterior section. Sealing of wall corner areas is highly unusual and I do not wish to speculate why someone would do that. There are repaired areas around the tub and shower areas of the master bathroom and there are poorly repaired wall areas at the guest bathroom. These areas are soft to the touch and these are signs of possible moisture damage that has taken place behind the walls. Because of all these things, as suggested in 4.0 above, I do suggest review of the homes interior by a licensed contractor.



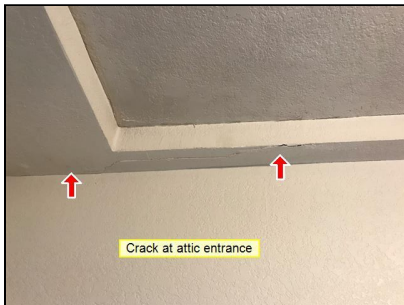
4.1 Item 1



4.1 Item 2



4.1 Item 3



4.1 Item 4



4.1 Item 5



4.1 Item 6



4.1 Item 7



4.1 Item 8



4.1 Item 9



4.1 Item 10



4.1 Item 11



4.1 Item 12



4.1 Item 13

4.2 All floors appear to be in good condition, however after putting a level in several areas, it is obvious that the floor between the kitchen and the entrance hall are completely uneven. The air bubble in the level shows how far the floor is off level. There is a broken floor tile in the guest bedroom hall that looks like it was damaged when installed and there are five broken tiles in the guest bathroom floor. Suggest review of the hump in the floor by a licensed contractor and suggest replacement of broken tiles by a qualified contractor.



4.2 Item 1



4.2 Item 2



4.2 Item 3



4.2 Item 4



4.2 Item 5

4.3 Counter tops are in good condition and appear satisfactory. Cabinet doors and drawers operated properly and appear satisfactory.

4.4 The guest room door does not latch when closed. All other interior doors operated properly and appear satisfactory.



4.4 Item 1

4.5 See notes in 2.2 of the Exterior section.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

<p>Foundation: Block Stem Walls</p>	<p>Method used to observe Crawlspace: Crawled</p>	<p>Floor Structure: Wood joists Wood beams</p>
<p>Wall Structure: Unknown</p>	<p>Columns or Piers: Masonry block</p>	<p>Ceiling Structure: 2X4</p>
<p>Roof Structure: Engineered wood trusses Plywood</p>	<p>Roof-Type: Gable</p>	<p>Method used to observe attic: Crawl</p>
<p>Attic info: Scuttle hole</p>		

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•
5.1	Walls (Structural)				•
5.2	Columns or Piers				•
5.3	Floors (Structural)				•
5.4	Ceilings (Structural)				•
5.5	Roof Structure and Attic	•			

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IN NI NP RR

Comments:

5.0 There appears to have been movement in the soil under the home and it appears that that may have translated into movement at some pier locations. There are signs of moisture in the soil although there has been no rain in the area for some time. There is efflorescence on the block stem walls of the home in the crawlspace. This does not necessarily indicate that intrusion will occur. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed. Based on that information and the information provided in 2.0 and 2.4 of the Exterior section in this report. I suggest a complete review of the structure and foundation by a licensed foundation specialist.



5.0 Item 1



5.0 Item 2



5.0 Item 3



5.0 Item 4

5.1 All walls are covered so inspection is limited. Piers, beams and supporting walls are in question in areas of this report so I cannot deem them satisfactory. As I have previously in this report, I suggest a complete review of this structure by a licensed contractor.

5.2 Piers, beams and supporting walls are in question in areas of this report so I cannot deem them satisfactory. As I have previously in this report, I suggest a complete review of this structure by a licensed contractor.

5.3 As described in 4.2 of this report, the floor of the home is not even. I could not see under the floor coverings. Piers, beams and supporting walls are in question in areas of this report so I cannot deem them satisfactory. As I have previously in this report, I suggest a complete review of this structure by a licensed contractor.

5.4 All of the walls and ceilings in the home are covered and structural members are not visible. Piers, beams supporting walls and the roof are all in question in areas of this report so I cannot deem them satisfactory. As I have previously in this report, I suggest a complete review of this structure by a licensed contractor.

5.5 The attic has access in the garage and laundry room. With exception to getting light in the attic from the eave areas of the home, the roof structure and attic appears satisfactory.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
6.0	Service Entrance Conductors		•		
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
6.6	Location of Main and Distribution Panels	•			
6.7	Smoke Detectors				•
6.8	Carbon Monoxide Detectors			•	

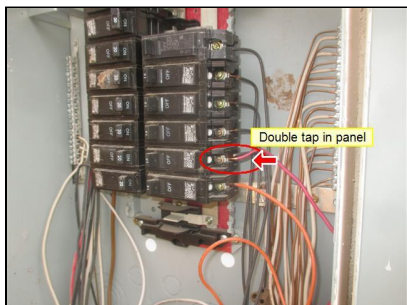
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IN NI NP RR

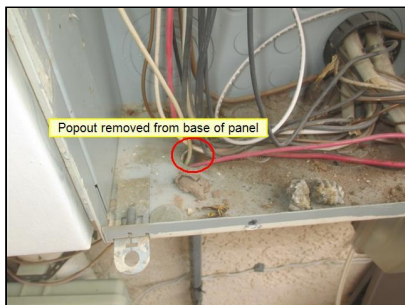
Comments:

6.0 The main service conductors are underground. This is a characteristic of modern electrical services but since the service lines are underground and cannot be seen, they are not evaluated as part of the inspection.

6.1 The overcurrent protection is provided by breakers. The electrical system bonding/grounding appears satisfactory where visible. The main panel and it's components do have a visible deficiency. There is double tapping in the electrical panel. Two or more wires on a single pole breaker can add to the load of the affected circuit causing a possible overload and tripping the breakers. There is a pop out removed from the bottom of the panel and wires have been run through the hole without a proper wire guide. Suggest repairs by a licensed electrical contractor.



6.1 Item 1



6.1 Item 2

6.2 The property is served by a 200 amp, 120/240 volt panel, located at the right side exterior wall of the structure. The overcurrent protection is provided by breakers.

6.3 There are three switches in the guest bedroom. Of the three, the light switch there is installed upside down and appears to be damaged. The light switch for the kitchen is worn out and although it does turn the light on, the switch does not stay firmly in place. Suggest replacement of these switches by a licensed electrical contractor. All other electrical outlets, switches, lights and fans operated satisfactory.



6.3 Item 1



6.3 Item 2

6.4 All receptacles within required distance from plumbing fixtures, on the exterior of the home and in the garage appear satisfactory.

6.5 All GFCI receptacles operated properly and appear satisfactory.

6.6 The electrical panel is located outside on the left exterior wall with the electrical meter.



6.6 Item 1

6.7 There are two smoke detectors in the home that did not test properly. This home requires at least four smoke detectors. One inside each bedroom and one outside each bedroom. Suggest installation of smoke alarms by a qualified person.



6.7 Item 1

6.8 Carbon Monoxide detection is not required in all residential buildings built prior to 2015. This home does not have carbon monoxide alarms present at the time of inspection.

This home is serviced by gas and it is suggested that for safety and the protection of the occupants, this home should have CO alarms located outside of the bedrooms and in the laundry room near the door to the garage. There are currently very good smoke, fire & carbon monoxide *combination* detectors on the market as well as very good plug in CO detectors on the market. I suggest review and installation by a qualified person.

Two notes, gas is heavy and stays low. It will always be detected low first before being detected at ceiling height.

And, in the United States, over 10,000 people are poisoned by carbon monoxide needing medical treatment each year and over 500 people die annually from carbon monoxide poisoning.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public **Plumbing Water Supply (into home):** Copper **Plumbing Water Distribution (inside home):** Copper
Washer Drain Size: 2" Diameter **Plumbing Waste:** ABS **Water Heater Power Source:** Gas (quick recovery)
Water Heater Capacity: 40 Gallon (1-2 people) **Manufacturer:** BRADFORD-WHITE **Water Heater Location:** Garage

		IN	NI	NP	RR
7.0	Plumbing Drain, Waste and Vent Systems	•			
7.1	Plumbing Water Supply, Distribution System and Fixtures				•
7.2	Hot Water Systems, Controls, Chimneys, Flues and Vents				•
7.3	Main Water Shut-off Device (Describe location)	•			
7.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
7.5	Main Fuel Shut-off (Describe Location)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

7.0 The building is served by ABS plastic waste and vent pipes. The vent and waste piping was operational. (functional drainage satisfactory)

7.1 Water pressure tested at 62 psi. This pressure is considered normal and the system did pass the testing for functional flow. Copper piping appears to exist in the run from the meter to the structure, where visible. (other piping types may exist). The hose bibs are Anti Siphon. The shower head in the master bathroom does not spray well and is in need of replacement. The toilet tank cover in the guest bathroom is broken. The caulking at the guest tub and sink is split and in need of prep and proper caulking. Keeping these areas sealed is important because water from these fixtures can get into these areas if not kept sealed. Suggest repairs by a licensed plumbing contractor. All other fixtures did operate satisfactory.



7.1 Item 1



7.1 Item 2



7.1 Item 3



7.1 Item 4

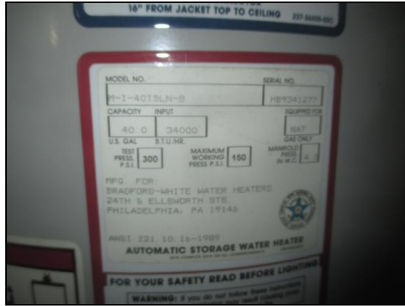


7.1 Item 5

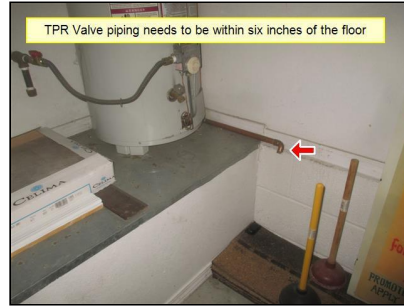
7.2 There is a 40 gallon water heater located in the garage. It is a Bradford White gas unit with Model# M-I-40T5LN-5 and Serial# HB9341277. It was manufactured in Feb. 1991. It delivered hot water during this inspection. The combustion venting on the gas water heater appears satisfactory. The water heater is equipped with a mandated TPR safety valve. Testing this device is not part of the inspection. The piping for the TPR safety valve is required to extend to within six inches of the floor or the ground outside. This piping is about eighteen inches off of the floor. The vent pipe at the top of the unit is not connected properly to a hood. This allows the pipe to be loose and does not exhaust the unit properly to the exterior of the home. These are both safety issues that need to be repaired. Suggest repairs by a licensed plumbing contractor.



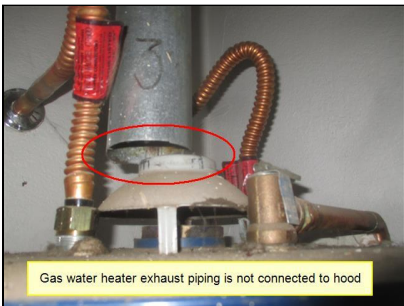
7.2 Item 1



7.2 Item 2



7.2 Item 3



7.2 Item 4

7.3 Main water shut off is to the left of the driveway in the front yard and is in the box with the water meter.



7.3 Item 1

7.4 The visible portions of the gas piping appears satisfactory and supported where necessary.

7.5 The main gas shut off is at the gas meter outside in front of the home and there is a gas shutoff at the home behind the bushes.



7.5 Item 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: ARCOAIRE	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 16x20	Types of Fireplaces: Vented gas logs	Operable Fireplaces: One
Cooling Equipment Type: Central Air	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: INTERCITY

		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			•
8.6	Gas/LP Firelogs and Fireplaces	•			
8.7	Cooling and Air Handler Equipment				•
8.8	Normal Operating Controls	•			
8.9	Presence of Installed Cooling Source in Each Room	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

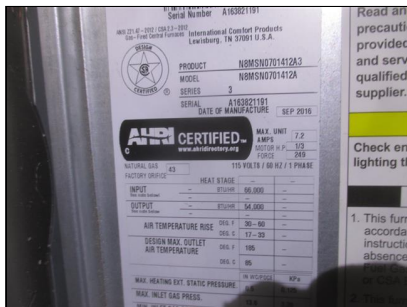
IN NI NP RR

Comments:

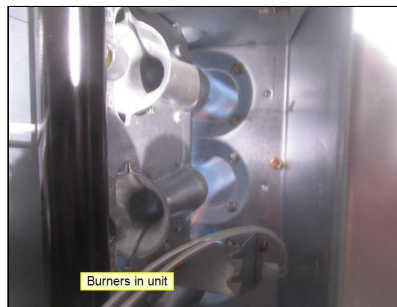
8.0 The gas furnace is in the attic. It is a ArcoAire unit and is 66,000 btu's with Model# N8MSN0701412A and Serial# A163821191. Date of manufacture is Sept. 2016. The gas heating system was operational (function & safety controls) and appears satisfactory. The gas valve and connector appear satisfactory. Automatic safety controls are satisfactory. The combustion air vents for the gas furnace appeared satisfactory.



8.0 Item 1



8.0 Item 2



8.0 Item 3

8.1 The system appeared to operate satisfactory with normal operating controls. Thermostat.

8.2 The safety device was in place and appeared satisfactory.

8.3 The heating distribution system, supports, piping, ducts and registers all appear satisfactory. The disposable filter is in the ceiling.

8.4 The presence of heat in each room appears satisfactory.

8.5 The furnace vent pipe appeared satisfactory where visible. Combustion air vents for the furnace appeared satisfactory. The chimney for the gas fireplace in the living room appears satisfactory. The vent pipe and cap on the water heater is noted in 7.2 of this section.

8.6 There is a gas fireplace in this home. It is in the living room. It operated properly with normal operating controls and appeared satisfactory.



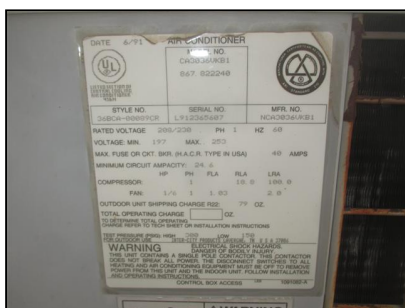
8.6 Item 1

8.7 The A/C condenser coil is located on left side of the home. It is a InterCity unit with Model# CA3036VKB1 and Serial# L912365607. It was manufactured in June 1991 and is a 3 ton unit. The insulation on the suction line is missing. Missing insulation on the suction line can cause energy loss and condensation. Suggest replacement of insulation by a qualified person. This is an old unit, I do suggest review and service but a licensed HVAC contractor and regular service to the unit.

The ambient air test was performed by using thermometers on the air handler of the Heat Pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on this system read 55 degrees and the return air temperature was 75 degrees. This indicates the range in temperature drop is normal. This unit performed well and appears satisfactory. The air was cold and the presence of A/C did exist in each room.



8.7 Item 1



8.7 Item 2



8.7 Item 3

8.8 The system appeared to operate satisfactory with normal operating controls. Thermostat.

8.9 The presence of cooling in each room appears satisfactory.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
R-30 or better

Ventilation:

Gable vents

Exhaust Fans:

Fan only

Dryer Power Source:

Not visible

Dryer Vent:

Metal

Floor System Insulation:

None

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System				•
9.2	Ventilation of Attic and Foundation Areas	•			
9.3	Venting Systems (Kitchens, Baths and Laundry)	•			

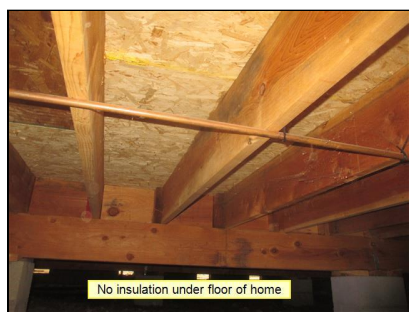
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

9.0 The insulation in the attic appears satisfactory. The area over the garage is not insulated.

9.1 The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. Suggest insulating the floor system by a licensed insulation contractor.



9.1 Item 1

9.2 The gable vents for the attic appear satisfactory.

9.3 Vents in kitchen, bath and laundry appear satisfactory.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Diswasher Brand:
GENERAL ELECTRIC

Disposer Brand:
IN SINK ERATOR

Exhaust/Range hood:
GENERAL ELECTRIC

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

		IN	NI	NP	RR
10.0	Dishwasher				•
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Food Waste Disposer	•			
10.4	Microwave Cooking Equipment				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

10.0 Dishwasher operated properly through all cycles and appears satisfactory although it is loud. There is no high loop present at dishwasher drain line. This condition could allow debris to backup from sink drain into the dishwasher. It can easily be fixed by a service technician.



10.0 Item 1

10.1 The oven and cooktop are in good condition, worked properly and appear satisfactory.

10.2 The range hood is the bottom of the microwave above the stove top. The fan and the light on the hood both worked properly and appear satisfactory.

10.3 The disposal operated properly and appears satisfactory.

10.4 The microwave operated but did not heat. It is my understanding a new unit is being installed but was not installed at the time of this inspection. .



10.4 Item 1

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



**P.O. Box 4114
Prescott, AZ 86302
928-848-7838**

Customer
Report Sample

Address
-0 Bad House Lane
Prescott AZ 86308

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Repair or Replace

The roof covering is old, and the life of covering has expired. There are unprotected nail heads present and vent pipe seals that have split. The covering does need to be replaced. It is my understanding that the current owner is replacing the roof and I do suggest replacement and all work by a licensed plumbing contractor.



1.0 Item 1



1.0 Item 2



1.0 Item 3



1.0 Item 4



1.0 Item 5



1.0 Item 6



1.0 Item 7



1.0 Item 8

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

With exception to vent pipe boots, all roof penetrations appear to be in good condition. There are three skylights on this home and two of them are broken. Suggest replacements by a licensed roofing contractor.



1.2 Item 1



1.2 Item 2



1.2 Item 3

1.3 Roof Drainage Systems

Repair or Replace

The gutters on the home have a lot of debris in them and the gutter screen covers are warped and also in the gutters.



1.3 Item 1



1.3 Item 2

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

Exterior wall cladding has many repaired cracks in many areas. This is often very normal with stucco exteriors but this home also does have caulking repairs at all ceiling wall connections of the front entry and back patio. There are large gaps down both sides of the home in the eaves, where the exterior walls meet with the roof or truss system. There are gaps that have been sealed in the entry sidewalk and driveway area. The beam on the back patio has twisted and has at least damaged the stucco at the beam and post connections. I suggest review of the structure by a licensed contractor to determine if there is movement here that effects the home negatively.



2.0 Item 1



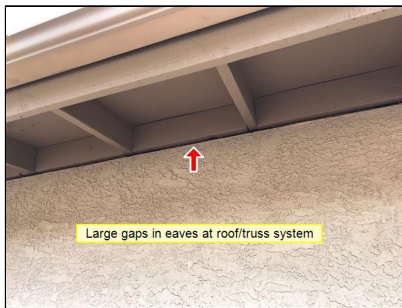
2.0 Item 2



2.0 Item 3



2.0 Item 4



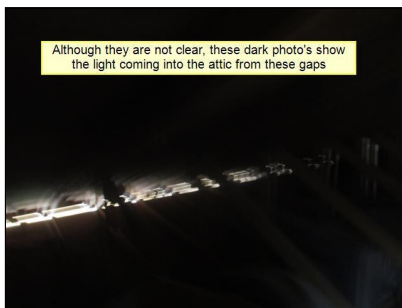
2.0 Item 5



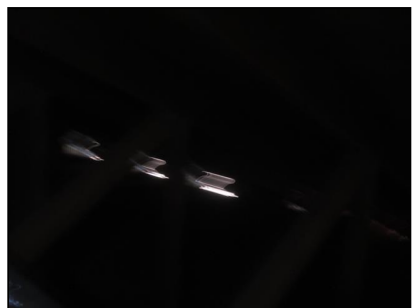
2.0 Item 6



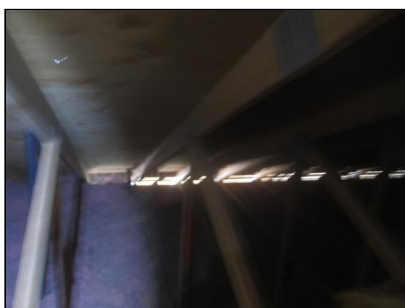
2.0 Item 7



2.0 Item 8



2.0 Item 9



2.0 Item 10



2.0 Item 11



2.0 Item 12



2.0 Item 13



2.0 Item 14



2.0 Item 15



2.0 Item 16



2.0 Item 17



2.0 Item 18



2.0 Item 19



2.0 Item 20

2.1 Doors (Exterior)

Repair or Replace

The front storm door does not open properly. It catches on the latch and often takes several attempts to open it. The lock to the master bedroom glass door is missing. Suggest repairs by a qualified person. The remaining exterior doors operated properly and appeared satisfactory.



2.1 Item 1

2.2 Windows

Repair or Replace

All windows operated properly, however at least one has a damaged screen and many windows do not have screens installed. There are some screens in the garage. Suggest all screens present be installed and damaged screens be replaced by a qualified contractor.



2.2 Item 1



2.2 Item 2

**2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings
Repair or Replace**

Please see notes in 2.0 of this section.

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls
(With respect to their effect on the condition of the building)**

Repair or Replace

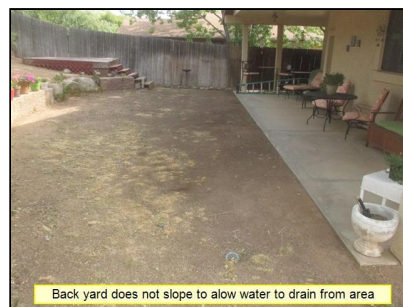
The driveway and walkway have had movement over time. This is noticeable from gaps and movement or shifts in concrete. Some of this is noted in 2.0 of this section. It is important to be mindful of changes in these areas to avoid any trip hazards. Suggest continued monitoring of all concrete entry areas. The back yard of the home drains all moisture directly to the back patio and left side foundation areas. The water from rain or plants has no way to drain from this property other than into these areas. Part of that is because the back yard is not sloped to drain naturally and out of the right side of the property. The ground in the back right corner of the home is actually higher and therefore water would have to reach a certain level before it could run off. As an additional note here, the property directly behind the home also drains its rain water down into this property. Suggest evaluation of the back and side yards and creation of proper draining around home by a qualified contractor. The vegetation on the property looks to be in good condition.



2.4 Item 1



2.4 Item 2



2.4 Item 3



2.4 Item 4

**2.5 Eaves, Soffits and Fascias
Repair or Replace**

Some fascia areas have damage from moisture over time. Suggest repairs/replacement by a licensed roofing contractor. See other note for eaves in 2.0 of this section.

3. Garage

3.1 Garage Walls (including Firewall Separation)

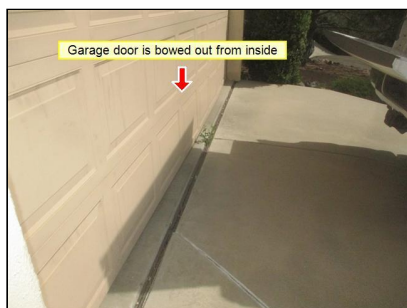
Inspected, Repair or Replace

Garage walls have several repaired cracks.

3.3 Garage Door (s)

Repair or Replace

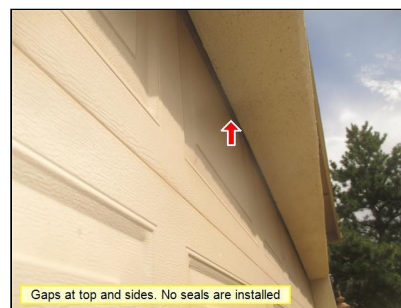
The garage door is damaged as if a vehicle got up against the door from inside. The garage door appears to have shifted left and there is a gap in the right side of the door. The bottom door seal is damaged and needs to be replaced. The side seals and top seal are missing and there are gaps in these areas. Suggest repairs by a licensed garage door technician.



3.3 Item 1



3.3 Item 2



3.3 Item 3



3.3 Item 4

3.4 Occupant Door (from garage to inside of home)

Repair or Replace

The occupant door from the garage to the home must have a self closing devise. Self closing hinges are on this door but need to be adjusted or replaced. This door must close completely on its own and must be tight fitting and weather stripped.



3.4 Item 1

4. Interiors

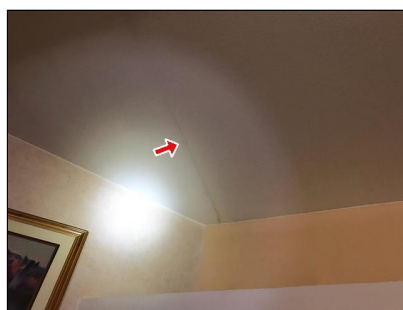
4.0 Ceilings

Inspected, Repair or Replace

There are cracks that have been sealed in numerous areas throughout the home. Someone has caulked wall corners, where walls and ceilings come together, throughout many areas of the home. Cracks could be from normal settling or from something like movement in the home as discussed in 2.0 of the Exterior section. Sealing of wall corner areas is highly unusual and I do not wish to speculate why someone would do that. Because of these things, as suggested in 2.0 of the Exterior section, I do also suggest review of the homes interior by a licensed contractor.



4.0 Item 1



4.0 Item 2



4.0 Item 3

4.1 Walls

Repair or Replace

There are cracks in the walls that have been sealed in numerous areas throughout the home and garage. As mentioned in 4.0 above, someone has also caulked wall corners, where walls and ceilings come together, throughout many areas of the home. Cracks could be from normal settling or from something like movement in the home as discussed in 2.0 of the Exterior section. Sealing of wall corner areas is highly unusual and I do not wish to speculate why someone would do that. There are repaired areas around the tub and shower areas of the master bathroom and there are poorly repaired wall areas at the guest bathroom. These areas are soft to the touch and these are signs of possible moisture damage that has taken place behind the walls. Because of all these things, as suggested in 4.0 above, I do suggest review of the homes interior by a licensed contractor.



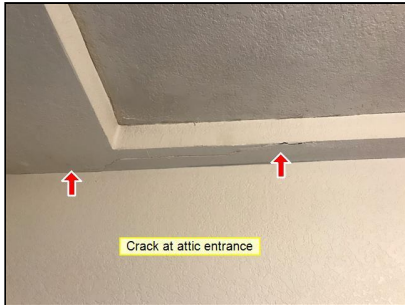
4.1 Item 1



4.1 Item 2



4.1 Item 3



4.1 Item 4



4.1 Item 5



4.1 Item 6



4.1 Item 7



4.1 Item 8



4.1 Item 9



4.1 Item 10



4.1 Item 11



4.1 Item 12



4.1 Item 13

4.2 Floors

Repair or Replace

All floors appear to be in good condition, however after putting a level in several areas, it is obvious that the floor between the kitchen and the entrance hall are completely uneven. The air bubble in the level shows how far the floor is off level. There is a broken floor tile in the guest bedroom hall that looks like it was damaged when installed and there are five broken tiles in the guest bathroom floor. Suggest review of the hump in the floor by a licensed contractor and suggest replacement of broken tiles by a qualified contractor.



4.2 Item 1



4.2 Item 2



4.2 Item 3



4.2 Item 4



4.2 Item 5

4.4 Doors (representative number)

Repair or Replace

The guest room door does not latch when closed. All other interior doors operated properly and appear satisfactory.



4.4 Item 1

5. Structural Components

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

There appears to have been movement in the soil under the home and it appears that that may have translated into movement at some pier locations. There are signs of moisture in the soil although there has been no rain in the area for some time. There is efflorescence on the block stem walls of the

home in the crawlspace. This does not necessarily indicate that intrusion will occur. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed. Based on that information and the information provided in 2.0 and 2.4 of the Exterior section in this report. I suggest a complete review of the structure and foundation by a licensed foundation specialist.



5.0 Item 1



5.0 Item 2



5.0 Item 3



5.0 Item 4

5.1 Walls (Structural)

Repair or Replace

All walls are covered so inspection is limited. Piers, beams and supporting walls are in question in areas of this report so I cannot deem them satisfactory. As I have previously in this report, I suggest a complete review of this structure by a licensed contractor.

5.2 Columns or Piers

Repair or Replace

Piers, beams and supporting walls are in question in areas of this report so I cannot deem them satisfactory. As I have previously in this report, I suggest a complete review of this structure by a licensed contractor.

5.3 Floors (Structural)

Repair or Replace

As described in 4.2 of this report, the floor of the home is not even. I could not see under the floor coverings. Piers, beams and supporting walls are in question in areas of this report so I cannot deem them satisfactory. As I have previously in this report, I suggest a complete review of this structure by a licensed contractor.

5.4 Ceilings (Structural)

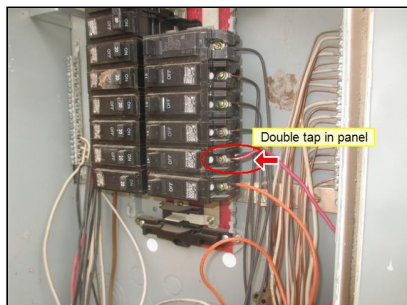
Repair or Replace

All of the walls and ceilings in the home are covered and structural members are not visible. Piers, beams supporting walls and the roof are all in question in areas of this report so I cannot deem them satisfactory. As I have previously in this report, I suggest a complete review of this structure by a licensed contractor.

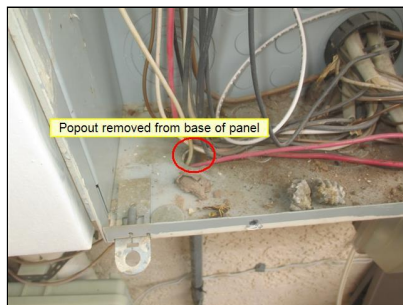
6. Electrical System

6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels
Repair or Replace

The overcurrent protection is provided by breakers. The electrical system bonding/grounding appears satisfactory where visible. The main panel and it's components do have a visible deficiency. There is double tapping in the electrical panel. Two or more wires on a single pole breaker can add to the load of the affected circuit causing a possible overload and tripping the breakers. There is a pop out removed from the bottom of the panel and wires have been run through the hole without a proper wire guide. Suggest repairs by a licensed electrical contractor.



6.1 Item 1



6.1 Item 2

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

There are three switches in the guest bedroom. Of the three, the light switch there is installed upside down and appears to be damaged. The light switch for the kitchen is worn out and although it does turn the light on, the switch does not stay firmly in place. Suggest replacement of these switches by a licensed electrical contractor. All other electrical outlets, switches, lights and fans operated satisfactory.



6.3 Item 1



6.3 Item 2

6.7 Smoke Detectors
Repair or Replace

There are two smoke detectors in the home that did not test properly. This home requires at least four smoke detectors. One inside each bedroom and one outside each bedroom. Suggest installation of smoke alarms by a qualified person.



6.7 Item 1

7. Plumbing System

7.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

Water pressure tested at 62 psi. This pressure is considered normal and the system did pass the testing for functional flow. Copper piping appears to exist in the run from the meter to the structure, where visible. (other piping types may exist). The hose bibs are Anti Siphon. The shower head in the master bathroom does not spray well and is in need of replacement. The toilet tank cover in the guest bathroom is broken. The caulking at the guest tub and sink is split and in need of prep and proper caulking. Keeping these areas sealed is important because water from these fixtures can get into these areas if not kept sealed. Suggest repairs by a licensed plumbing contractor. All other fixtures did operate satisfactory.



7.1 Item 1



7.1 Item 2



7.1 Item 3



7.1 Item 4



7.1 Item 5

7.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

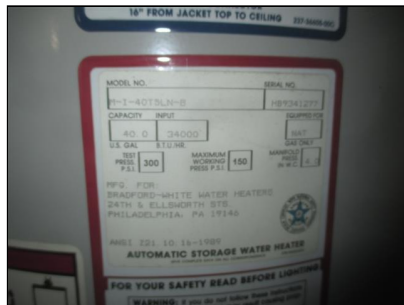
Repair or Replace

There is a 40 gallon water heater located in the garage. It is a Bradford White gas unit with Model# M-I-40T5LN-5 and Serial# HB9341277. It was manufactured in Feb. 1991. It delivered hot water during this inspection. The combustion venting on the gas water heater appears satisfactory. The water heater is equipped with a mandated TPR safety valve. Testing this device is not part of the inspection. The piping for the TPR safety valve is required to extend to within six inches of the floor or the ground outside. This piping is about eighteen inches off of the floor. The vent pipe at the top of the unit is not

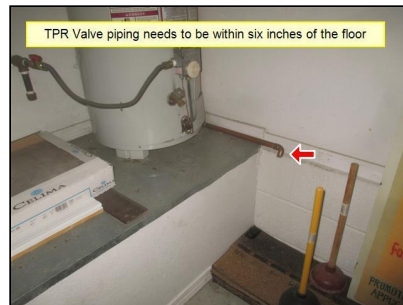
connected properly to a hood. This allows the pipe to be loose and does not exhaust the unit properly to the exterior of the home. These are both safety issues that need to be repaired. Suggest repairs by a licensed plumbing contractor.



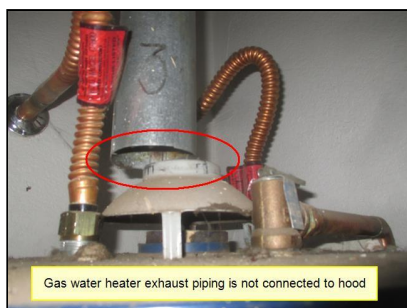
7.2 Item 1



7.2 Item 2



7.2 Item 3



7.2 Item 4

8. Heating / Central Air Conditioning

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

The furnace vent pipe appeared satisfactory where visible. Combustion air vents for the furnace appeared satisfactory. The chimney for the gas fireplace in the living room appears satisfactory. The vent pipe and cap on the water heater is noted in 7.2 of this section.

8.7 Cooling and Air Handler Equipment

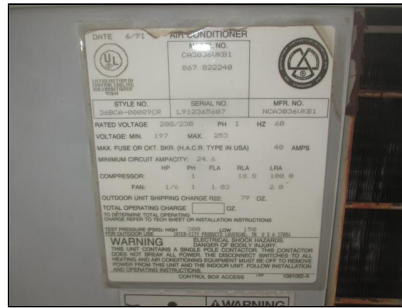
Repair or Replace

The A/C condenser coil is located on left side of the home. It is a InterCity unit with Model# CA3036VKB1 and Serial# L912365607. It was manufactured in June 1991 and is a 3 ton unit. The insulation on the suction line is missing. Missing insulation on the suction line can cause energy loss and condensation. Suggest replacement of insulation by a qualified person. This is an old unit, I do suggest review and service but a licensed HVAC contractor and regular service to the unit.

The ambient air test was performed by using thermometers on the air handler of the Heat Pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on this system read 55 degrees and the return air temperature was 75 degrees. This indicates the range in temperature drop is normal. This unit performed well and appears satisfactory. The air was cold and the presence of A/C did exist in each room.



8.7 Item 1



8.7 Item 2



8.7 Item 3

9. Insulation and Ventilation

9.1 Insulation Under Floor System

Repair or Replace

The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. Suggest insulating the floor system by a licensed insulation contractor.



9.1 Item 1

10. Built-In Kitchen Appliances

10.0 Dishwasher

Repair or Replace

Dishwasher operated properly through all cycles and appears satisfactory although it is loud. There is no high loop present at dishwasher drain line. This condition could allow debris to backup from sink drain into the dishwasher. It can easily be fixed by a service technician.



10.0 Item 1

10.4 Microwave Cooking Equipment

Repair or Replace

The microwave operated but did not heat. It is my understanding a new unit is being installed but was not installed at the time of this inspection. .



10.4 Item 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Mile High Property Inspections
P.O. Box 4114
Prescott, AZ 86302
928-848-7838
Inspected By: Haley J Sisson

Inspection Date: 7/25/2019
Report ID:

Customer Info:	Inspection Property:
Report Sample 22 Stay Here Ave Apache Junction AZ 85163 Customer's Real Estate Professional: Billy Bob Big Bad Realtor Services	-0 Bad House Lane Prescott AZ 86308

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft	0.00	1	0.00
Credit Card fee of 3%	9.75	1	9.75
			Tax \$0.00
			Total Price \$9.75

Payment Method: Credit Card
Payment Status: Paid
Note:



INSPECTION AGREEMENT

Haley J. Sisson AZ Certification No. 50859
PO. Box 4114 Prescott, AZ 86302
heley@milehighpropertyinspections.com
www.milehighpropertyinspections.com

Client: Report Sample Phone: 701-710-7701
Client's Email: doitrightthefirsttime@now.com

The above client directly or through its authorized agent has requested Mile High Property Inspections, LLC, to perform a visual, non-invasive inspections at the address listed hereon.

The address of the Property is: -0 Bad House Lane, Prescott, AZ 86308

Fee for the inspection is \$ 9.75 Date of the inspection: 7/25/2019

This agreement made on July 25, 2019 by and between Mile High Property Inspections (hereinafter referred to as "Inspector") and the above Client, collectively referred to herein as "Parties". The Client understands and voluntarily agrees as follows:

Client shall make all areas to be inspected readily available and accessible. Mile High Property Inspections LLC shall not be required to inspect any system or component which is not readily accessible.

Client agrees that Mile High Property Inspections has been hired to perform a non-invasive, visual inspection of the Property. The purpose of the inspection is to give the Client a better understanding of the property conditions as it exists at the time of the inspection.

Inspector agrees to provide Client with a written report identifying the defects that Inspector both observed and deemed material.

Inspector agrees to perform an inspection that complies with the Arizona Standards of Professional Practice for Home Inspectors and the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI). Although Inspector agrees to follow these Standards of Practice, Client understands that these Standards contain limitations, exceptions and exclusions. Unless otherwise indicated through a separate contract, Client understands that Inspector will not be testing for the presence of radon, mold, the presence of potential dangers arising from asbestos, lead paint, formaldehyde, soil contamination and other environmental hazards or violations. The Inspector will not check for compliance with applicable building codes or zoning ordinance violations. The inspection does not include any destructive testing or dismantling of building components. A satisfactory or operational notation does not mean that the item is perfect, but that it is either functional or met a reasonable standard on the day of the inspection. Unexpected repairs should still be anticipated. The Inspector will take into consideration when a

structure was built and allow for predictable deterioration that would occur over time. The following items will not be inspected, operated and are outside the scope of this inspection: Detached buildings, including garages and sheds, low voltage lighting, photocell controlled lights, timers of any kind, self-cleaning functions of ovens, geological stability or soil conditions, flood potential, engineering analysis, retaining walls that are not structural components, sprinkler systems, pools or equipment related to pools, spas or Jacuzzis, presence or damage caused by termites, pests, elevators, solar systems, central vacuum systems, lightning arrestors, private water or sewage systems, any system shut down or appliance that does not have a pilot light lit, buried piping, underground electrical, fountains, and water features, automatic gates, load control devices, the hermetic seal of dual glazed windows and skylights, BBQ's, telephone or television systems, audio, alarm, and intercom systems, water conditioning systems, sink or tub overflows, radiant floor heating, water pollutants, air quality, toxic or flammable substances, electromagnetic fields or prediction of life expectancy.

The inspection and report are for the sole use of Client. Client gives Inspector permission to discuss and disclose the written report with Client's real estate agent. The Inspector will not discuss the written report with current home owner unless that owner is the Client. Inspector accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it do so at their own risk and release Inspector from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions in this agreement. Inspector's inspection of the property and the report are in no way a guarantee or a warranty, express or implied, regarding the future use, operability, habitability or suitability of the Property or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any Property or portion of any Property that is to be inspected is a log home, log structure or includes similar log construction, Client understands that such structures have unique characteristics that make it impossible for an Inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this agreement does not include decay of the interior of logs in log walls, log foundations or roofs of similar defects.

Inspector assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. Client acknowledges that the liability of Inspector for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to the Inspectors negligence or breach of any obligation under this agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the inspector, and this liability shall be exclusive. Client waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the Property even if the Client has been advised of the possibility of such damages. The Parties acknowledge that the liquidated damages are not intended as a penalty but are intended to reflect the fact that actual damages may be difficult and impractical to ascertain, to allocate risk among the Inspector and Client and to enable the Inspector to perform the inspection at the stated fee.

In the event of a claim against the Inspector, Client agrees to supply Inspector with the following:

- 1) Written notification of adverse conditions; and
- 2) Access to the premises.

Failure to comply with the above conditions will release Inspector from any and all obligations or liability of any kind.

The Client agrees that any litigation arising out of this agreement shall be filed only in the court having jurisdiction in the county of which the Inspector has its principle place of business. In the event that Client fails to prove any claims against Inspector in a court of law, Client agrees to pay all legal costs, expenses and fees of Inspector in defending said claims. Client further understands that any legal action against InterNACHI itself allegedly arising out of this agreement or Inspector's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days written notice of the nature of the claim. In any action against Inspector and or InterNACHI, Client waives trial by jury. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the Parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of Inspector shall be binding unless reduced in writing and signed by Inspector. No change shall be enforceable against any party unless it is in writing and signed the by Parties. This agreement shall be binding upon and enforceable by the Parties and their heirs, executors, administrators, successors and assignees. Client shall have no cause of action against Inspector after 90 days from the date of inspection.

Payment of the fee to Mile High Property Inspections LLC is due prior to the inspection or upon completion of the inspection. The Client agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees if any.

If Client requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

HOLD HARMLESS CLAUSE: Client agrees to hold Inspector harmless and keep Inspector exonerated from all loss, damage, liability or expense occasioned or claimed by reasons or acts of neglect of the Client.

IMPORTANT: It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated and repaired as needed by licensed contractors/ professionals prior to the close of escrow.

I hereby authorize the inspection of this property having read and understood this Agreement.

_____ Date: _____
Client

_____ Date: _____
Haley J. Sisson, President, Mile High Property Inspections

A copy of this report will be sent to your real estate agent representative for you unless you notify us not to send a copy.

Mile High Property Inspections, LLC MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN (either electronically or physically). If viewing this

online, Click on the I agree button below if you agree to the terms and conditions spelled out in the agreement. The inspector and company agrees to this agreement if it is being presented to you online with the I agree button below.