



Inspection Report

John Public

Property Address:
1234 Any Street
Anywhere Arizona 85295



Bullseye Inspections

**Chip Perkins 69500
7353 W. Tombstone Trail
Peoria, AZ, 85383
623-302-0877**

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Action Items

Customer

John Public

Address1234 Any Street
Anywhere Arizona 85295

1. Introductory Notes

1.0 IMPORTANT CLIENT INFORMATION

Inspected

(1) When addressing any ACTION or CONSIDERATION items in this report, we recommend consulting licensed or fully qualified contractors / technicians.

(2) If this home is a bank owned, foreclosure property there may be NUMEROUS cosmetic issues. We cannot list every cosmetic concern and its location, as this is beyond the scope of an Arizona state certified Home Inspection. Cosmetic conditions can include but are not limited to: missing outlet / switch covers, damaged drywall / trim / doors, stained flooring and overall poor condition of interior / exterior paint.

(3) The client(s) did not attend the inspection. It is the responsibility of the client to contact the inspector to discuss the findings. We cannot be responsible for any misinterpretations of the inspection report. We strongly urge the client to call your inspector at the number provided under ATTENDEES in the GENERAL REPORT INFORMATION section and review the report.

4. Roofing

4.0 ROOF COVERINGS

Inspected

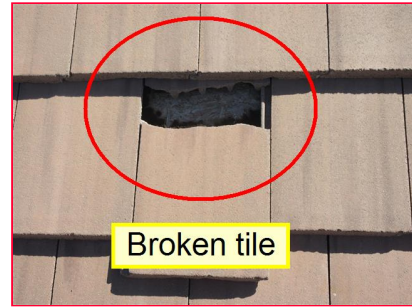
A concrete tile roof system is present over all or the majority of roof structure. No concrete tile roof cover can be 100% water tight due to the decorative nature of the material. The underlayment, which in most applications is thirty to forty pound felt paper is the important moisture barrier between the tile and roof sheathing. An underlayment of mineral paper cap sheet can also be utilized and is considered an upgrade. The life span of the tile themselves can be up to fifty years. However, felt paper underlayment will last approximately twenty to twenty five years depending on climate and roof structure ventilation. The roof appears to be in the last third of its useful life. Periodic maintenance and replacement of the underlayment when needed will maximize the life of a concrete tile roof cover. Roof appears to be ok except for the noted items, the roof coverings showed no visible signs of any deficiencies on the day of the inspection. There are broken tiles at various locations leaving the felt underlayment exposed. A qualified roofing contractor should review the roof covers and repair, replace tiles / underlayment as necessary.



4.0 Item 1(Picture) South facing roof covering



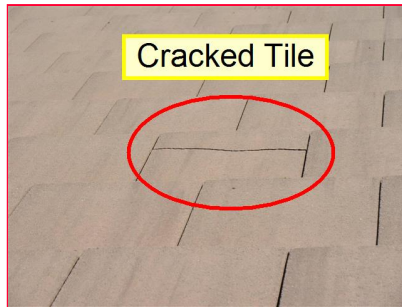
4.0 Item 2(Picture) North facing roof covering



4.0 Item 3(Picture)



4.0 Item 4(Picture) Broken tile and damaged/exposed underlayment



4.0 Item 5(Picture) Cracked tile north facing roof

7. Heating and Cooling

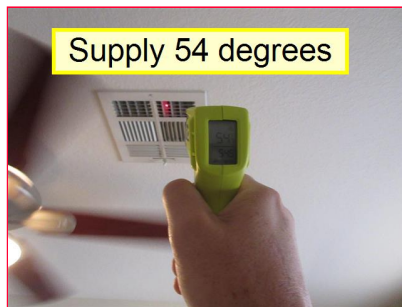
7.4 A/C SPLITS (cooling)

Inspected

The ambient air test was performed on the air conditioner to determine if the difference in temperatures at the supply and return air ducts was between 17 degrees and 22 degrees. This temperature differential will indicate if the unit is cooling as intended. The supply air temperature on your system read 54 degrees, and the return air temperature was 70 degrees. This indicates that the unit is ***not cooling properly*** and a licensed Heat/Air contractor should evaluate the system for service / repair.



7.4 Item 1(Picture) Return Temperature



7.4 Item 2(Picture) Supply Temperature

15. Pools & Spas

15.0 CLIENT INFORMATION

Inspected

Water treatment systems of any kind added to the pool/spa equipment are not within the inspection scope. Please note that the operation of any conversion system i.e. salt chlorinators cannot be verified. If you need the operation of these systems to be verified consult a qualified pool technician.

Anti-vortex drain covers are not installed on this pool/spa installation. A swimmer's hair or could be caught in the drain. For pool safety, all pool/spa drains equipped with flat drain grates should be upgraded with anti-vortex drain covers. No one should be in the pool unattended. A qualified technician should do the work.



15.0 Item 1(Picture) No anti-vortex covers

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Consideration Items

Customer

John Public

Address

1234 Any Street
Anywhere Arizona 85295

1. Introductory Notes

1.0 IMPORTANT CLIENT INFORMATION

Inspected

(4) Many insurance companies may not issue policies for structures with what can be considered obsolete systems. These can include but are not limited to, plumbing, electrical systems and wood shake roofs. Your inspector cannot predict the actions of your insurance carrier. If you have any uncertainty about what your carrier may be willing to insure, we recommend that you consult your insurance agent before you close escrow.

1.2 ENVIRONMENTAL

Inspected

(1) Mold may be present in hidden areas of a structure. There are thousands of different types of mold. Some people do have adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a residential structure that may lead to human health problems. Determination of mold that may be present can only be determined with a laboratory test of the suspected material, or by air sampling. Testing for mold is not within the scope of this inspection. However, if this inspection report includes any ACTION or CONSIDERATION items concerning current or past leaks of any kind, even without any bio-organic growth noted, consider contacting an environmental specialist for further evaluation.

(3) Given the age of this property, it may have some materials that contain asbestos. Asbestos has been shown to cause a variety of health problems. Asbestos was used as an ingredient in many commonly used materials during this building era. Such as shingles, floor coverings, ceiling tiles, duct wraps, insulation, ceiling coatings, and wallboard joint compound. While your inspector will call to your attention any material he suspects may contain Asbestos in visible areas, some products may go undetected since your inspector is not an environmental specialist. Depending on your comfort level you may wish to consult an environmental specialist to evaluate the property.

1.3 WALK THROUGH INFORMATION

Inspected

During your final walk-through inspection you will have the opportunity to check the home for the final time. You should check to see if anything has changed since the original home inspection. It is recommended that the owner provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house. If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the final walk-through inspection should be discussed with your Realtor, prior to closing.

3. Exterior

3.0 IMPORTANT CLIENT INFORMATION

Inspected

The surface water drainage system is below grade and not visible. Designs and materials for these systems vary widely, making it virtually impossible to evaluate the nature or condition of the system.

3.1 EXTERIOR INSPECTION LIMITATIONS

Inspected

(1) Barbecues and fire pits are not within the inspection scope. However, we will inspect any accessible gas lines and shutoff valves associated with these accessories.

(2) Fountains and or water features not associated with any existing pool or spa equipment are not within the inspection scope. However, we will verify the power source as being GFCI protected if required and report any clearly visible leaks. The seller should demonstrate operation.

(3) Barbecues and fire pits are not within the inspection scope. However, we will inspect any accessible gas lines and shutoff valves associated with these accessories.

(4) Fountains and or water features not associated with any existing pool or spa equipment are not within the inspection scope. However, we will verify the power source as being GFCI protected if required and report any clearly visible leaks. The seller should demonstrate operation.

Barbecues and fire pits are not within the inspection scope. However, we will inspect any accessible gas lines and shutoff valves associated with these accessories.

3.5 GRADING, DRAINAGE, and RETAINING WALL(S)

Inspected

The grading and drainage at the property showed no signs of any deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between and the true final grading may be covered with landscape stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise due to inefficient drainage, consult a landscape contractor for grading / drainage corrections.

3.8 WALL CLADDING and TRIM

Inspected

(2) Typical stucco cracks were observed. Unless the cracks exceed one sixteenth of an inch in width, repair is not necessary. We recommend that you monitor all cracks and repair when required.

5. Plumbing

5.4 WATER HEATER(S) INSPECTION LIMITATIONS

Inspected

Valves may leak when operated after a period of inactivity. For this reason, we did not test the valves at the water heater during the inspection.

Testing of gas appliances like furnaces or water heaters for carbon monoxide leakage is beyond the scope of this inspection. If you are concerned with the presence of carbon monoxide, we recommend that you hire a qualified technician with the appropriate specialized equipment.

8. Attic

8.0 IMPORTANT CLIENT INFORMATION

Inspected

When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

Any wood destroying organism-damaged structural feature discussed in this report may extend into concealed or inaccessible areas. Any additional damage or deterioration found in the course of repair should also be corrected.

9. Garage

9.0 GARAGE INSPECTION LIMITATIONS

Inspected

Inspection of this area was limited to the surface coverings. The construction materials and manner of installation are inaccessible and concealed from view.

Personal belongings prevented full access to the garage at the time of this inspection. A walk-through is recommended when the area is cleared and accessible.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

9.5 GARAGE FLOOR

Inspected

The garage floor (where visible) was intact and functional. No major defects were visible at time of inspection.

Most of the floor was covered by stored personal possessions and could not be inspected. Visible portions of the floor are in adequate condition.

10. Interiors

10.1 LIMITATIONS to the INTERIOR INSPECTION

Inspected

(1) The interior of this home and storage areas such as closets, currently contain personal property. This limits the inspectors view of areas including but not limited to some or all closets, walls covered by furniture, garage or exterior storage areas, covered sub flooring, areas behind plumbing fixtures and piping under sinks. The inspector will make every effort to view these areas without moving or disturbing personal property. Moving large amounts of personal property is not within the inspection scope. It is the clients responsibility to closely view any obstructed areas during the final walk through. Photos are one or more examples of obstructed areas.

(2) The interior of this home and storage areas such as closets, currently contain personal property. This limits the inspectors view of areas including but not limited to some or all closets, walls covered by furniture, garage or exterior storage areas, covered sub flooring, areas behind plumbing fixtures and piping under sinks. The inspector will make every effort to view these areas without moving or disturbing personal property. Moving large amounts of personal property is not within the inspection scope. It is the clients responsibility to closely view any obstructed areas during the final walk through. Photos are one or more examples of obstructed areas.

An Overview Of Windows; Because it is impossible during the limited time of your building inspection to discover all possible or potential faults with all of the windows, we have prepared this information for the express purpose of enhancing the knowledge and refining the expectations of our Inspection clients. Our intent is to give you an

overview of the current condition of the windows, which may indicate a need for general repairs, not a detailed listing of deficiencies.

10.7 SMOKE & CO DETECTOR(S)

Inspected

We recommend you replace all smoke detectors upon taking possession of your home. This is due to the fact that they can be damaged due to many reasons, and replacement assures you of being as safe as possible.

Testing any gas appliance for carbon monoxide leakage is beyond the scope of this inspection. CO gas detectors are recommended if none are installed.

11. Kitchen

11.7 RANGE HOOD/EXHAUST

Inspected

The kitchen cooking vent system performed its intended function on the day of the inspection.

The light at the exhaust fan/range hood did not work when tested. We did not change the bulb to verify that it was just a burned out bulb. I recommend replacing the bulb. If the light still does not work, I suggest having a qualified person make further evaluations and repairs as needed.



11.7 Item 1(Picture) Recommend replacing bulb

15. Pools & Spas

15.1 POOL BARRIERS, and DECKING

Inspected

The pool and or spa decking shows typical cracks and wear. Any missing, chipped or cracks are cosmetic and can be repaired. The pool and or spa decking shows typical cracks and wear. Any missing, chipped or cracks are cosmetic and can be repaired.

We have no enforcement power regarding the pool protective barrier regulations. Since these barrier regulations vary between jurisdictions, we recommend that you consult the local authority having jurisdiction, and get a copy of their latest regulations. Statements made in this report about any of the components in a barrier system are not offered, nor should they be construed as a legal opinion regarding compliance with any governmental regulation.



15.1 Item 1(Picture) Cracked coping

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Date: 10/3/2019	Time: 01:00 PM	Report ID: Sample
Property: 1234 Any Street Anywhere Arizona 85295	Customer: John Public	Real Estate Professional:

Building Status:

Occupied With a Normal Amount of Interior Furnishings

Style of Home:

One Story Single Family Dwelling

Age Determination:

Reported in Listing

Attendees:

No Attendees - Call Inspector for Questions

Age Of Home:

16 to 20 Years

Home Viewed From:

Street

Direction of House:

House Faces South

Weather:

Clear

Outside Temperature:

90 - 100 degrees

Soil Condition:

Dry

Lot Topography:

Flat

Standards of Practice:

State of Arizona Standards of Professional Practice, are itemized in the Property Inspection Report

1. Introductory Notes

Inspections done in accordance with these standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. These standards are applicable to buildings with four or less dwelling units and their garages or carports.

		IN	NI	NP
1.0	IMPORTANT CLIENT INFORMATION	•		
1.1	INSPECTION SCOPE	•		
1.2	ENVIRONMENTAL	•		
1.3	WALK THROUGH INFORMATION	•		
1.4	OVERALL BUILDING CONDITIONS	•		
1.5	PERMITS			•
1.6	PICTURES	•		

IN= Inspected, NI= Not Inspected, NP= Not Present

IN NI NP

Comments:

1.0 (1) When addressing any ACTION or CONSIDERATION items in this report, we recommend consulting licensed or fully qualified contractors / technicians.

(2) If this home is a bank owned, foreclosure property there may be NUMEROUS cosmetic issues. We cannot list every cosmetic concern and its location, as this is beyond the scope of an Arizona state certified Home Inspection. Cosmetic conditions can include but are not limited to: missing outlet / switch covers, damaged drywall / trim / doors, stained flooring and overall poor condition of interior / exterior paint.

(3) The client(s) did not attend the inspection. It is the responsibility of the client to contact the inspector to discuss the findings. We cannot be responsible for any misinterpretations of the inspection report. We strongly urge the client to call your inspector at the number provided under ATTENDEES in the GENERAL REPORT INFORMATION section and review the report.

(4) Many insurance companies may not issue policies for structures with what can be considered obsolete systems. These can include but are not limited to, plumbing, electrical systems and wood shake roofs. Your inspector cannot predict the actions of your insurance carrier. If you have any uncertainty about what your carrier may be willing to insure, we recommend that you consult your insurance agent before you close escrow.

1.1 Visual Inspection Only. The purpose of the inspection is to give the client a better understanding of the property condition on the day of inspection. Limitations and exclusions to the inspection will be clearly defined and will not conflict with Arizona Standards of Practice.

1.2 (1) Mold may be present in hidden areas of a structure. There are thousands of different types of mold. Some people do have adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a residential structure that may lead to human health problems. Determination of mold that may be present can only be determined with a laboratory test of the suspected material, or by air sampling. Testing for mold is not within the scope of this inspection. However, if this inspection report includes any ACTION or CONSIDERATION items concerning current or past leaks of any kind, even without any bio-organic growth noted, consider contacting an environmental specialist for further evaluation.

(2) SHOULD I TEST FOR MOLD?

The Environmental Protection Agency does not recommend testing as a first step to determine if you have a mold problem.

Reliable air sampling for mold can be expensive and requires expertise and equipment that is not available to the general public. Property owners generally will need to pay a contractor to carry out such sampling, because insurance companies and public health agencies seldom provide this service. Among several reasons why health departments do not recommend testing for mold contamination is that there are few available standards for judging what is an acceptable quantity of mold for any of the thousands of species. In all locations, there is some level of airborne mold both indoors and outdoors. Because individual susceptibility varies so greatly, sampling is at best a general guide.

The simplest way to deal with a suspicion of mold contamination is, if you can see or smell mold, you likely have a problem and should take steps outlined below. Mold growth is likely to recur unless the source of moisture that is allowing mold to grow is removed and the contaminated area cleaned.

If you have concerns about mold and or other indoor air quality issues we recommend that you contact a specialist in the field such as the Centers for Disease Control, the Environmental Protection Agency and other true experts. Be prepared to receive differing opinions from different experts.

For further information regarding mold and other indoor air contaminants we recommend that you visit the CDC website at: <http://www.cdc.gov> or the EPA at: <http://www.epa.gov/iaq/molds>

(3) Given the age of this property, it may have some materials that contain asbestos. Asbestos has been shown to cause a variety of health problems. Asbestos was used as an ingredient in many commonly used materials during this building era. Such as shingles, floor coverings, ceiling tiles, duct wraps, insulation, ceiling coatings, and wallboard joint compound. While your inspector will call to your attention any material he suspects may contain Asbestos in visible areas, some products may go undetected since your inspector is not an environmental specialist. Depending on your comfort level you may wish to consult an environmental specialist to evaluate the property.

1.3 During your final walk-through inspection you will have the opportunity to check the home for the final time. You should check to see if anything has changed since the original home inspection. It is recommended that the owner provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house. If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the final walk-through inspection should be discussed with your Realtor, prior to closing.

1.4 Satisfactory

1.6 Any pictures included in this report are not meant to represent every defect that has been found. There may be action or consideration items that do not include a photograph(s). We suggest reading the entire report to find all of the defects that have been reported on. Pictures, if included, represent examples of action or consideration items.

2. Structure

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; however probing is not required when probing could damage any finished surfaces. 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.

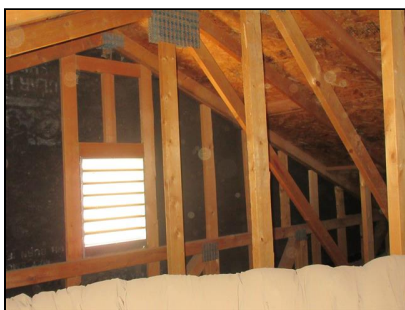
		IN	NI	NP	Styles & Materials
2.0	FOUNDATION / CONCRETE SLAB	•			Foundation Type and Material: Monolithic Slab
2.1	ROOF STRUCTURE	•			Wall Structure: Masonry and Wood
2.2	WALLS (Structural)	•			Roof Structure: Engineered Wood Trusses OSB - Oriented Strand Board
2.3	COLUMNS	•			Ceiling Structure: Wood Trusses Floor Structure: Concrete Slab Columns or Piers: Masonry With Stucco Cladding

IN= Inspected, NI= Not Inspected, NP= Not Present

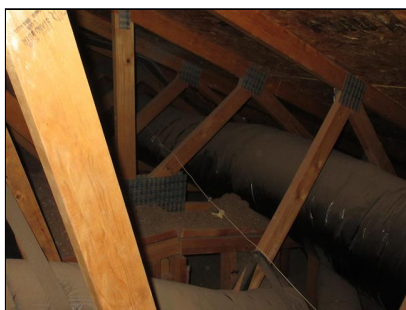
Comments:

2.0 The entire concrete slab and or sub flooring is not visible. Some areas, such as the garage, exterior storage closets or a detached laundry rooms may be partially visible. By viewing the areas covered by flooring and any exposed or partially exposed areas, we have determined the concrete slab to be intact and functional.

2.1 The photos show the areas of the roof structure that were accessible to your inspector, these areas when reviewed showed no signs of any structural deficiencies on the day of the inspection.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 While the walls are covered on both the exterior and interior, no defects were observed during the inspection. Since the framing system is not visible to your inspector you should call your inspector immediately if any adverse cracking becomes apparent in the future.

2.3 The columns, as described in the Styles & Materials section were intact and functional at time of inspection. Since these columns are covered with a finish veneer you should call your inspector immediately if any adverse shifting and or cracking occurs.

3. 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 including 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;

		IN	NI	NP	Styles & Materials
3.0	IMPORTANT CLIENT INFORMATION	•			Driveway Surface: Concrete
3.1	EXTERIOR INSPECTION LIMITATIONS	•			Walkway Surface: Concrete
3.2	VEGETATION	•			Patio Surface: Concrete
3.3	DRIVEWAY(S), PATIO(S), and WALKWAY(S)	•			Window Material: Vinyl Frame
3.4	PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)	•			Cladding: Stucco
3.5	GRADING, DRAINAGE, and RETAINING WALL(S)	•			Soffit/Fascia: Wood
3.6	FENCES and GATES	•			Trim: Wood
3.7	EAVES, SOFFITS and FASCIAS	•			Exterior Door Type: Glass/steel
3.8	WALL CLADDING and TRIM	•			Fence: Concrete Block
3.9	DOORS (Exterior)	•			Gate: Metal
3.10	WINDOWS	•			Wood

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

3.0 The surface water drainage system is below grade and not visible. Designs and materials for these systems vary widely, making it virtually impossible to evaluate the nature or condition of the system.

3.1 (1) Barbecues and fire pits are not within the inspection scope. However, we will inspect any accessible gas lines and shutoff valves associated with these accessories.

(2) Fountains and or water features not associated with any existing pool or spa equipment are not within the inspection scope. However, we will verify the power source as being GFCI protected if required and report any clearly visible leaks. The seller should demonstrate operation.

(3) Barbecues and fire pits are not within the inspection scope. However, we will inspect any accessible gas lines and shutoff valves associated with these accessories.

(4) Fountains and or water features not associated with any existing pool or spa equipment are not within the inspection scope. However, we will verify the power source as being GFCI protected if required and report any clearly visible leaks. The seller should demonstrate operation.

Barbecues and fire pits are not within the inspection scope. However, we will inspect any accessible gas lines and shutoff valves associated with these accessories.

3.2 The vegetation at time of inspection was a prudent distance from the structure. Be sure to keep all vegetation away from the structure in order to help prevent moisture and or pest issues.

3.3 There were common cracks and typical settlement in the concrete flat work observed on the property. All concrete flat work is intact and functional.

3.4 Information regarding any existing porches, patios or Balcony defects will appear in other report sections directly related to the components associated with these areas.

3.5 The grading and drainage at the property showed no signs of any deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between and the true final grading may be covered with landscape stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise due to inefficient drainage, consult a landscape contractor for grading / drainage corrections.

3.6 Fencing is in satisfactory condition.

3.7 The exterior eaves, soffits, and fascias, were in acceptable condition and showed no signs of rot or other deficiencies on the day of the inspection.

3.8 (1) No significant defects were observed during our inspection of the stucco and or hybrid stucco material. Note that hairline cracks are typical with all wood frame stucco covered homes. These do not need to be repaired until they exceed one sixteenth of an inch.

(2) Typical stucco cracks were observed. Unless the cracks exceed one sixteenth of an inch in width, repair is not necessary. We recommend that you monitor all cracks and repair when required.

3.9 The exterior doors showed no signs of any defects on the day of the inspection.

3.10 The exterior side of the windows showed no signs of any deficiencies on the day of the inspection.

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 Outbuildings other than garages and carports;

4. Roofing

The home inspector shall observe: roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations. Look for signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials, and report on the methods used to inspect the roofing.

		IN	NI	NP	Styles & Materials
4.0	ROOF COVERINGS	•			Roof Inspection Method: Walked Roof
4.1	FLASHINGS and PENETRATIONS	•			Primary Roof-Type: Gable
4.2	CHIMNEY	•			Primary Roof Covering: Concrete Tile
4.3	GUTTERS and DOWNSPOUTS	•			Primary Roof Slope: Medium

IN= Inspected, NI= Not Inspected, NP= Not Present

IN NI NP

Estimated Age Of Primary Roof:
20 to 25 Years

Flashing:
Metal

Valley Flashing Material:
Sheet Metal

Chimney:
Prefabricated Metal Flue Pipe

Comments:

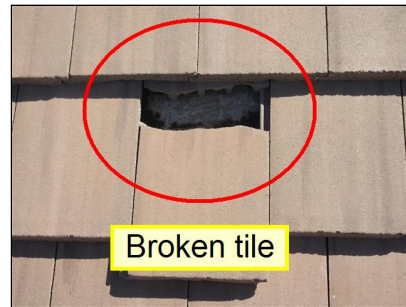
4.0 A concrete tile roof system is present over all or the majority of roof structure. No concrete tile roof cover can be 100% water tight due to the decorative nature of the material. The underlayment, which in most applications is thirty to forty pound felt paper is the important moisture barrier between the tile and roof sheathing. An underlayment of mineral paper cap sheet can also be utilized and is considered an upgrade. The life span of the tile themselves can be up to fifty years. However, felt paper underlayment will last approximately twenty to twenty five years depending on climate and roof structure ventilation. The roof appears to be in the last third of its useful life. Periodic maintenance and replacement of the underlayment when needed will maximize the life of a concrete tile roof cover. Roof appears to be ok except for the noted items, the roof coverings showed no visible signs of any deficiencies on the day of the inspection. There are broken tiles at various locations leaving the felt underlayment exposed. A qualified roofing contractor should review the roof covers and repair, replace tiles / underlayment as necessary.



4.0 Item 1(Picture) South facing roof covering



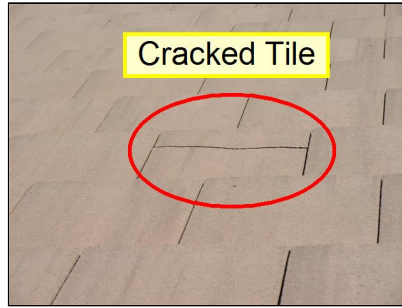
4.0 Item 2(Picture) North facing roof covering



4.0 Item 3(Picture)



4.0 Item 4(Picture) Broken tile and damaged/exposed underlayment



4.0 Item 5(Picture) Cracked tile north facing roof

4.1 All visible flashing materials showed no signs of any deficiencies on the day of the inspection.

4.2 The Chimney(s) was observed to be intact and functional at time of inspection.

4.3 No defects were observed with the gutter system during the inspection.

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.

5. Plumbing

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.

		IN	NI	NP	Styles & Materials
5.0	IMPORTANT CLIENT INFORMATION	•			Water Source: Public
5.1	MAIN WATER SHUT-OFF DEVICE	•			Waste Source: Public (to be verified by seller)
5.2	WATER SUPPLY PIPING and FLOW/PRESSURE	•			Main Water Shutoff
5.3	DRAIN, WASTE and VENTS PIPING	•			Location: South Elevation
5.4	WATER HEATER(S) INSPECTION LIMITATIONS	•			Water Supply Pressure: 60-70 psi
5.5	WATER HEATING SYSTEM	•			Water Pressure Regulator: No
5.6	FUEL GAS SYSTEM	•			Exterior Water Supply
5.7	GAS METER INSPECTION LIMITATIONS		•		Pipes: Copper Where Visible
5.8	FIXTURES and FAUCETS	•			Interior Water Supply: Copper Where Visible
		IN	NI	NP	Waste/Drain/Vent Pipe
					Material: ABS Where Visible
					Water Heater Capacity(s): 40 Gallon
					Water Heater Power
					Source: Natural Gas
					Water Heater Flue: Metal
					Water Heater Location(s): Garage
					Water Heater
					Manufacturer: Ruud
					Number of Water Heaters: 1
					Water Heater Age: 1 to 3 years
					Main Sewer Cleanout
					Location: Not Located
					Gas Shutoff Location: West Elevation
					Gas Supply Line Material: Black Steel Where Visible
					Water softener:

IN= Inspected, NI= Not Inspected, NP= Not Present

Not installed but loop present

Waste Source:

Comments:

5.0 The water was run at all accessible plumbing fixtures for ten to fifteen minutes in order to determine if any deficiencies and or leaks could be discovered. We recommend that you do the same at your final walk through.

5.1 The photos show your shut off device at the buildings exterior and water meter box. The meter was not moving indicating that a leak in the supply lines is not present. While this does not guarantee that no leaks do or will exist it is the best that can be provided during a visual inspection.

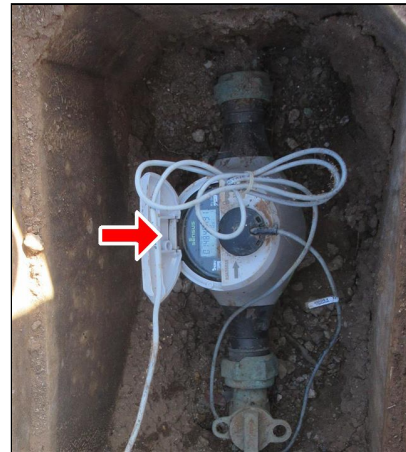
No defects were observed concerning the main shut off valve during the inspection.



5.1 Item 1(Picture) Water main shut-off southeast front corner of home

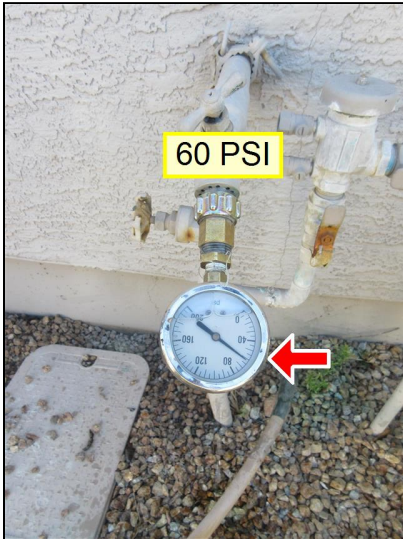


5.1 Item 2(Picture) Main water meter southeast front corner of home



5.1 Item 3(Picture) Meter not moving at time of inspection

5.2 All indicators point toward the water supply piping being intact and functional. Water pressure recorded at the exterior main was 60 PSI. See Photo.



5.2 Item 1(Picture) Water pressure 60 PSI

5.3 The drain / waste / vent piping as described in the Styles & Material section showed no defects during the inspection. NOTE: This statement applies to the visible areas only.

5.4 Valves may leak when operated after a period of inactivity. For this reason, we did not test the valves at the water heater during the inspection.

Testing of gas appliances like furnaces or water heaters for carbon monoxide leakage is beyond the scope of this inspection. If you are concerned with the presence of carbon monoxide, we recommend that you hire a qualified technician with the appropriate specialized equipment.

5.5 The gas fired water heater performed it's intended function, and showed no signs of leaking and or distress, on the day of the inspection. NOTE: The normal useful life of most water heating systems is 8 to 10 years. This unit is between 1-5 years old and is a 40 gallon unit.



5.5 Item 1(Picture) RUUD Water Heater



5.5 Item 2(Picture)



5.5 Item 3(Picture) Water heater MFG 2008 and is 40 Gals

5.6 The gas meter and visible piping material displayed no visible signs of any deterioration, and or leaking. Leak detection was performed using our sense of smell trying to detect the sulphur product added to natural gas.

Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas of a building, often making its odor difficult to detect at nose level.

-WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.



5.6 Item 1(Picture)

5.7 Most or all of the interior gas piping is concealed by finished surfaces and is inaccessible for inspection.

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;

6. Electrical

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, 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. 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.

		IN	NI	NP	Styles & Materials
6.0	IMPORTANT CLIENT INFORMATION	•			Electrical Service
6.1	SERVICE ENTRANCE CONDUCTORS and EQUIPMENT	•			Conductors: Below Ground Service
6.2	MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS	•			Service Ampacity and voltage: 200 AMP
6.3	WIRING	•			Circuit Protection Type: Circuit Breakers
6.4	EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES	•			Branch Wiring: Copper and Aluminum (multi-strand circuits only)
6.5	INTERIOR RECEPTACLES, SWITCHES, and FIXTURES	•			Wiring Type(s): Non Metallic Sheathed Cable
6.6	GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)	•			Main Panel Location: East Elevation
		IN	NI	NP	Main Disconnect Location: In an exterior enclosure at the meter panel
					Grounding Type: Water Supply Piping
					Bonding: Water Supply Piping Gas piping
					GFCI Reset Locations: Bathroom Garage Kitchen
					Arc Fault Protection Present: No

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

6.0 Testing the function of the main disconnect is not in the scope of this inspection. Determining if various electrical circuits will support the use of high load appliances (i.e. hair dryers, toasters, microwave ovens, space heaters, etc.) and testing the overcurrent protective protection to see if they 'trip', is beyond the scope of this inspection. We typically test not less than one outlet per room. Wiring devices blocked by furniture or personal goods will not be tested.

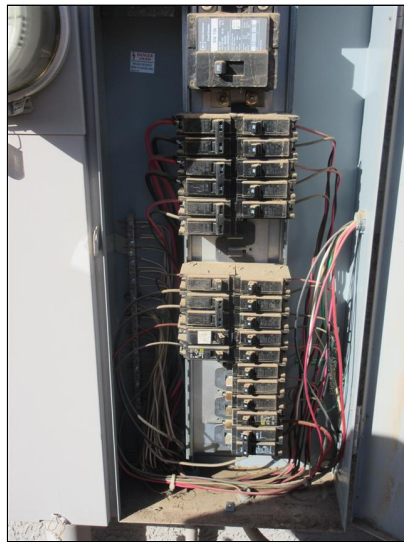
We strongly recommend against plugging any freezer or refrigerator into any electrical receptacle that is protected by a GFCI receptacle or circuit breaker. GFCI breakers and receptacles are prone to "nuisance tripping." If this happens, the refrigerator or freezer will shut down, and perishables can spoil.

6.1 No visible defects were observed during the inspection when reviewing the electrical service entrance.

6.2 No deficiencies were noted in the main service panel at time of inspection.



6.2 Item 1(Picture) Labeled Dead-front panel



6.2 Item 2(Picture) Interior of electrical panel

6.3 The branch circuits and their overcurrent devices showed no visible deficiencies and their ampacities and voltages were compatible.

6.4 All receptacles within six feet of any plumbing fixture, garage receptacles, and exterior receptacles, were grounded, had correct polarity, and were GFCI controlled when necessary per local building standards.

6.5 A representative number of receptacles, switches, and fixtures,(one per room) performed their intended function on the day of the inspection.

6.6 All master (controlling) GFCI receptacles performed their intended function on the day of the inspection.

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;

7. Heating and Cooling

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 and cooling 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.

		IN	NI	NP	Styles & Materials
7.0	IMPORTANT CLIENT INFORMATION	•			Number of Heat Systems: One
7.1	DUCT SYSTEM LIMITATIONS/ HUMIDIFIER	•			Heat Type:
7.2	HEATING SYSTEM(S)	•			Heat System Location:
7.3	COOLING SYSTEM(S)	•			Heat Energy Source:
7.4	A/C SPLITS (cooling)	•			Heat System Brand:
7.5	CEILING FANS	•			Heat System Age:
7.6	DISTRIBUTION SYSTEM(S)	•			Furnace Flue:
		IN	NI	NP	HVAC Source In All Rooms:
IN= Inspected, NI= Not Inspected, NP= Not Present					Air Handler Age:
					Air Handler Location:
					Number of AC Units:
					Cooling Equipment Type:
					Cooling Equipment Energy Source:
					Compressor/Heat Pump Location:
					Central Air Brand:
					Condensing Unit Age:
					Cooling Equipment Tonnage:
					Duct system:
					Filter Type:
					Operable Fireplaces:
					Types of Fireplaces:
					Ceiling fans installed in home:
					Exterior ceiling fans present:
					Heat Source in Each Room:
					Cooling source in each room:

Comments:

7.0 Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you

have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

7.1 Some of the ductwork in the attic or interior wall cavities were inaccessible and was not inspected except to determine that air flow was present at the accessible registers.

7.2 No defects were observed when cycling the gas furnace(s) on the day of the inspection.

7.3 The condensing unit or units located at the building exterior performed its intended function and showed no visible signs of distress on the day of the inspection.

7.4 The ambient air test was performed on the air conditioner to determine if the difference in temperatures at the supply and return air ducts was between 17 degrees and 22 degrees. This temperature differential will indicate if the unit is cooling as intended. The supply air temperature on your system read 54 degrees, and the return air temperature was 70 degrees. This indicates that the unit is **not cooling properly** and a licensed Heat/Air contractor should evaluate the system for service / repair.



7.4 Item 1(Picture) Return Temperature



7.4 Item 2(Picture) Supply Temperature

7.5 Since ceiling fan mounting boxes are concealed in the ceiling, they are inaccessible and cannot be inspected. Proper mounting of ceiling fans require the use of specially-designed boxes which must be properly secured to the ceiling structure. Proper mounting is necessary to ensure that the fan does not fall. If you have any doubt about any ceiling fan installation, we recommend a thorough check by a technician familiar with the manufacturer's installation instructions.

7.6 All accessible and visible ducts, fans, supports, air filters, registers, and fan coil units were in acceptable condition and performing their intended function on the day of the inspection.

The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Non central air conditioners The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat and or cooling supply to the various rooms.

8. Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; The home inspector shall describe: Insulation and vapor retarders in unfinished spaces; and Absence of same in unfinished space at conditioned surfaces.

		IN	NI	NP	Styles & Materials
8.0	IMPORTANT CLIENT INFORMATION	•			Method Used to Observe Attic:
8.1	ATTIC ACCESS and GENERAL CONDITIONS	•			Inspected From Access Hatch Only
8.2	ATTIC MOISTURE and VENTILATION	•			Viewed From HVAC Platform Only. No Access Beyond This Point.
8.3	ATTIC INSULATION	•			Attic Access: Hatch
		IN	NI	NP	Attic Ventilation: Gable Vents
					Attic Insulation: Blown Approximately 10"+ Deep
					Location of attic access: Garage

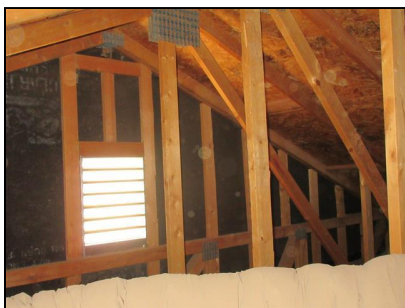
IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

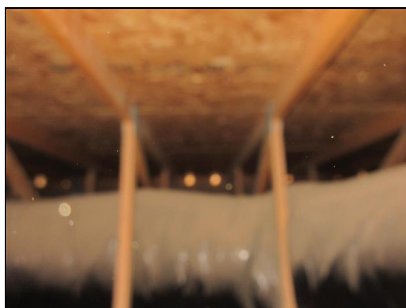
8.0 When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

Any wood destroying organism-damaged structural feature discussed in this report may extend into concealed or inaccessible areas. Any additional damage or deterioration found in the course of repair should also be corrected.

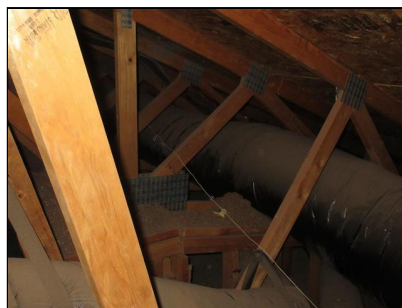
8.1 The photos show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any deficiencies on the day of the inspection.



8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)

8.2 The attic ventilation was acceptable per local building standards, with no excessive moisture or condensation noted. Please note that almost all attic spaces benefit from increased ventilation.

8.3 The depth of the attic insulation meets or exceeds current standards where your Inspector measured it at several locations. Please note that within reason, most attics benefit from added insulation.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

		IN	NI	NP	Styles & Materials
9.0	GARAGE INSPECTION LIMITATIONS	•			Garage Door Type: Two automatic
9.1	GARAGE DOOR(S) and OPENER(S)	•			Garage Type: Attached
9.2	FIRE WALL and PASSAGE DOOR	•			Garage door material: Metal
9.3	GARAGE OUTLETS & LIGHTING	•			Garage Walls: Finished Walls
9.4	GARAGE WALLS and CEILINGS	•			Garage Ceilings: Finished Ceilings
9.5	GARAGE FLOOR	•			Garage Flooring: Concrete Epoxy Coated
		IN	NI	NP	

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

9.0 Inspection of this area was limited to the surface coverings. The construction materials and manner of installation are inaccessible and concealed from view.

Personal belongings prevented full access to the garage at the time of this inspection. A walk-through is recommended when the area is cleared and accessible.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

9.1 The safety reverse features incorporated into the garage door opener(s) performed their intended functions when tested.

9.2 The fire rated assembly was intact with no visible holes and or defects noted on the day of the inspection.

9.3 The garage lighting, fixtures, and outlets all performed their intended function on the day of the inspection.

9.4 The garage walls and ceilings were intact and functional where they could be viewed. Typical cosmetic cracks / wear and tear for age of home.

9.5 The garage floor (where visible) was intact and functional. No major defects were visible at time of inspection.

Most of the floor was covered by stored personal possessions and could not be inspected. Visible portions of the floor are in adequate condition.

10. 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, separation walls, ceilings, doors, between a dwelling unit and an attached garage or dwelling unit. The inspector shall observe sumps. The home inspector shall: Operate a representative number of primary 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.

		IN	NI	NP	Styles & Materials
10.0	IMPORTANT CLIENT INFORMATION	•			Ceiling Materials: Sheetrock/Drywall/Gypsum Board
10.1	LIMITATIONS to the INTERIOR INSPECTION	•			Wall Material: Sheetrock/Drywall/Gypsum Board
10.2	GENERAL COMMENTS ABOUT THE INTERIOR	•			Floor Covering(s): Ceramic/Clay Tile Carpet
10.3	CEILINGS and WALLS	•			Window Type/Design: Sliding
10.4	FLOORS	•			Interior Door Type: Wood Hollow Core
10.5	WINDOWS	•			Smoke Detectors Present: Yes
10.6	DOORS AND CLOSETS	•			
10.7	SMOKE & CO DETECTOR(S)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

10.0 Interior inspection includes the readily accessible portions of the walls, ceilings, floors, doors, windows, cabinetry, countertops, steps, stairways, balconies, railings and presence or absence of smoke alarms. Not included in the scope of inspection are cosmetic conditions of floor and wall covering, window blinds, or determination of failed seals in insulated windows and doors.

Inspection of fireplaces (if installed) includes: Chimney exterior, spark arrestor, firebox, damper and hearth extension. Inspection of chimney interiors requires specialized equipment and is beyond the scope of this inspection.

10.1 (1) The interior of this home and storage areas such as closets, currently contain personal property. This limits the inspectors view of areas including but not limited to some or all closets, walls covered by furniture, garage or exterior storage areas, covered sub flooring, areas behind plumbing fixtures and piping under sinks. The inspector will make every effort to view these areas without moving or disturbing personal property. Moving large amounts of personal property is not within the inspection scope. It is the clients responsibility to closely view any obstructed areas during the final walk through. Photos are one or more examples of obstructed areas.

(2) The interior of this home and storage areas such as closets, currently contain personal property. This limits the inspectors view of areas including but not limited to some or all closets, walls covered by furniture, garage or exterior storage areas, covered sub flooring, areas behind plumbing fixtures and piping under sinks. The inspector will make every effort to view these areas without moving or disturbing personal property. Moving large amounts of personal property is not within the inspection scope. It is the clients responsibility to closely view any obstructed areas during the final walk through. Photos are one or more examples of obstructed areas.

An Overview Of Windows; Because it is impossible during the limited time of your building inspection to discover all possible or potential faults with all of the windows, we have prepared this information for the express purpose of enhancing the knowledge and refining the expectations of our Inspection clients. Our intent is to give you an overview of the current condition of the windows, which may indicate a need for general repairs, not a detailed listing of deficiencies.

10.2 The interior wall, floor, and ceiling surfaces are generally in adequate condition, taking into consideration normal wear and tear.

10.3 Interior walls are satisfactory with normal wear and tear. Minor cracks are evident in the walls and / or ceilings. This is a common condition with this type of construction and, in this case, does not indicate any structural concerns. The cracks can be repaired or painted during routine maintenance. Other than these cosmetic issues the walls and ceilings were in acceptable condition

10.4 The flooring components were in acceptable condition on the day of the inspection. House cleaning is not a part of this evaluation.

10.5 The interior windows showed no signs of any deficiencies on the day of the inspection. Note that identifying damaged thermal seals can be difficult if not impossible on any given day.

10.6 All accessible doors tested performed their intended function on the day of the inspection.

10.7 We recommend you replace all smoke detectors upon taking possession of your home. This is due to the fact that they can be damaged due to many reasons, and replacement assures you of being as safe as possible.

Testing any gas appliance for carbon monoxide leakage is beyond the scope of this inspection. CO gas detectors are recommended if none are installed.

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, household appliances, recreational facilities or another dwelling unit.

11. Kitchen

		IN	NI	NP	Styles & Materials
11.0	IMPORTANT CLIENT INFORMATION	•			Sink: 2 Bowls Stainless Steel
11.1	SINK(S) and GROUT/CAULKING	•			Garbage Disposal: Yes
11.2	COUNTERTOP and CABINetry	•			Countertop: Granite Slab
11.3	RANGE(S), OVEN(S), and COOKTOP(S)	•			Cabinetry: Wood or Wood Composite
11.4	KITCHEN ELECTRICAL	•			GFCI Outlets: Yes
11.5	GARBAGE DISPOSAL(S)	•			Dishwasher Installed: Yes
11.6	DISHWASHER(S)	•			High Loop/Air Gap
11.7	RANGE HOOD/EXHAUST	•			Installed: Yes

IN= Inspected, NI= Not Inspected, NP= Not Present

IN NI NP

Exhaust/Range Hood:
Exhaust Fan Built into the Microwave that Re-circulates Through a Filter

Cooking Fuel:
Electric

Range/Oven:
Electric

Range Anti-tip Device:
Yes

Comments:

11.0 Your appliances in the kitchen were viewed to simply see if they are functional at the time of the inspection. Your inspector cannot determine if the oven, microwave, and dishwasher perform as you would like them to. These items are not within the scope of an Arizona licensed inspection.

Water filtration systems (if installed) are checked for water flow and leakage only. Testing for water quality is beyond the scope of this inspection.

Confirming the accuracy and function of clocks, timers, temperature controls and the self-cleaning function of ovens is beyond the scope of this inspection.

Some local utility providers and private contractors offer annual service contracts covering gas or electric appliances or may be provided by a Home Warranty. Consult with the utility provider and/or contractor regarding cost, scope of coverage and the availability of such programs.

11.1 The kitchen sink(s) and visible plumbing exhibit typical wear and tear normal for this heavily used component. The flaws are cosmetic in nature. No remedial action is indicated.

11.2 The countertop exhibits typical wear and tear normal for this heavily-used component. The flaws are cosmetic in nature. No remedial action is indicated.

11.3 The burners and oven elements operated normally at time of inspection.



11.3 Item 1(Picture)



11.3 Item 2(Picture)



11.3 Item 3(Picture)

11.4 The kitchen GFCI protected outlets were tested and functioned as intended at time of inspection.

11.5 The disposal(s) was operated and functioned normally at time of inspection.



11.5 Item 1(Picture)

11.6 During the inspection of the Dishwasher we only check the running cycles, Physical parts visible and the draining system. Checking of the Drying system is beyond the scope of this inspection.No leaks noted at time of inspection.



11.6 Item 1(Picture)

11.7 The kitchen cooking vent system performed its intended function on the day of the inspection.

The light at the exhaust fan/range hood did not work when tested. We did not change the bulb to verify that it was just a burned out bulb. I recommend replacing the bulb. If the light still does not work, I suggest having a qualified person make further evaluations and repairs as needed.



11.7 Item 1(Picture) Recommend replacing bulb

12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

		IN	NI	NP	Styles & Materials
12.0	FAUCETS / BASINS / DRAINS	•			Number of Bathrooms: Two
12.1	COUNTERTOP and CABINETRY	•			Countertop Material: Solid Surface Material
12.2	TOILET(S)	•			Tub: Fiberglass
12.3	SHOWER WALLS and ENCLOSURE	•			Bathroom Ventilation: Exhaust Fan
12.4	BATHTUB(S)	•			GFCI Protected Outlets: Yes
12.5	FLOOR and WALLS	•			Shower Wall Material: Plastic/Acrylic/Fiberglass
12.6	BATH ELECTRICAL	•			Wash Basins: Cast Porcelain Finish
12.7	BATHROOM VENTILATION	•			Flooring: Ceramic Tile

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

- 12.0** No leaks and or deficiencies associated with the bathroom faucet fixtures were visible on the day of the inspection. This includes sinks / bathtubs / showers.
- 12.1** The counter tops and cabinets were in acceptable condition on the day of the inspection.
- 12.2** The toilets flushed and were not loose on the day of the inspection.
- 12.3** The shower-tub enclosure was in acceptable condition with no deficiencies on the day of the inspection.
- 12.4** The bathtub was in acceptable condition on the day of the inspection.
- 12.5** The bathroom flooring was in acceptable condition on the day of the inspection.
- 12.6** The bathroom Ground Fault Circuit Interrupter (GFCI) outlets were tested and functioned as intended at time of inspection.
- 12.7** The bathroom vents are functional and vent to the building exterior.

13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

		IN	NI	NP	Styles & Materials
13.0	CLOTHES WASHER and DRYER HOOK-UPS	•			Dryer Power Source: 220 Electric
13.1	CLOTHES WASHER	•			Clothes Dryer Vent: Vents to Exterior
13.2	CLOTHES DRYER	•			Visible Clothes Dryer Vent
13.3	LAUNDRY AREA VENTILATION	•			Material: Flexible Metal
13.4	DRYER VENT	•			Washing Machine Water Shut Off Valve: Present
					Laundry Ventilation: Fan
					GFCI Protection: No

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

13.0 The plumbing connections for the washing machine were not leaking on the day of the inspection. NOTE: We do not turn any shutoff valves or angle stops. These valves should be lubricated annually to prevent "freezing".

13.4 The dryer vent line piping is plumbed to the exterior.

14. Lawn Sprinklers

		IN	NI	NP	
14.0	LIMITATIONS ABOUT LANDSCAPE IRRIGATION INSPECTION	•			Styles & Materials Electric Sprinkler Timer: Sprinkler System:
14.1	SPRINKLER SYSTEM	•			

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

14.0 Regular routine maintenance of irrigation system should be anticipated and performed. Maintaining the sprinkler heads and monitoring for proper coverage will ensure peak performance of the system.

14.1 Sprinkler system was functioning at time of inspection.

15. Pools & Spas

The pool and/or spa associated with this property may contain plumbing, electrical, heating and mechanical components. Inspection of the pool or spa is limited to visible components of the vessel, exposed and accessible piping, pumps, water heaters, filter, electrical components, fixtures and other components that are above the water level. Inspected items were examined for leakage, significant lack of performance, excessive or unusual wear and general state of repair. The following are beyond the scope of this inspection: testing of or inspecting the in-ground pool or spa vessel for leakage or structural integrity, waste, return and supply lines that are not visible, buried electrical conduit and gas lines, dismantling of filters, automatic water sanitizing equipment, pool sweeps, and water quality. Review of these items requires a qualified specialist and intrusive and exhaustive testing beyond the scope of this inspection.

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A **pool alarm** with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

		IN	NI	NP	Styles & Materials
15.0	CLIENT INFORMATION	•			Pools & Spas:
15.1	POOL BARRIERS, and DECKING	•			Location:
15.2	SURFACE WALLS AND FLOOR OF POOL/SPA	•			Wall Material:
15.3	POOL FILTER and RETURN	•			Ladders:
15.4	POOL/SPA PUMP CONDITIONS	•			Pool Barrier and Type:
15.5	OVERFLOW SKIMMERS AND DRAINS	•			Gate type:
15.6	POOL PLUMBING	•			Number of Pumps:
15.7	POOL SWEEP/POP UP HEADS	•			Filter Type:
15.8	POOL ELECTRICAL	•			Underwater Lights
15.9	SPA BLOWER			•	Present:
15.10	LADDERS, HANDRAILS and DIVINGBOARD			•	Pool Light GFCI

IN= Inspected, NI= Not Inspected, NP= Not Present

IN NI NP

Protection:

Pool Equipment Bonding:

Energy Source for Heater:

Spa Blower:

Drain Covers:

Aerator:

Pool Pump Timers:

Comments:

15.0 Water treatment systems of any kind added to the pool spa equipment are not within the inspection scope. Please note that the operation of any conversion system i.e. salt chlorinators cannot be verified. If you need the operation of these systems to be verified consult a qualified pool technician.

Anti-vortex drain covers are not installed on this pool/spa installation. A swimmer's hair or could be caught in the drain. For pool safety, all pool/spa drains equipped with flat drain grates should be upgraded with anti-vortex drain covers. No one should be in the pool unattended. A qualified technician should do the work.



15.0 Item 1(Picture) No anti-vortex covers

15.1 The pool and or spa decking shows typical cracks and wear. Any missing, chipped or cracks are cosmetic and can be repaired. The pool and or spa decking shows typical cracks and wear. Any missing, chipped or cracks are cosmetic and can be repaired.

We have no enforcement power regarding the pool protective barrier regulations. Since these barrier regulations vary between jurisdictions, we recommend that you consult the local authority having jurisdiction, and get a copy of their latest regulations. Statements made in this report about any of the components in a barrier system are not offered, nor should they be construed as a legal opinion regarding compliance with any governmental regulation.



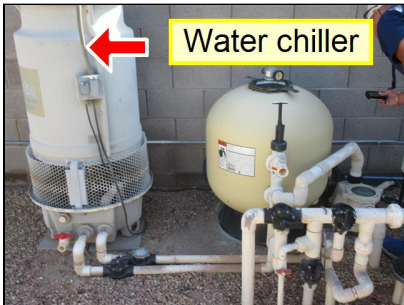
15.1 Item 1(Picture) Cracked coping

15.2 The pool and or spa vessel surface material was in acceptable condition and showed no signs of any major flaws on the day of the inspection. Typical cosmetic wear was observed.



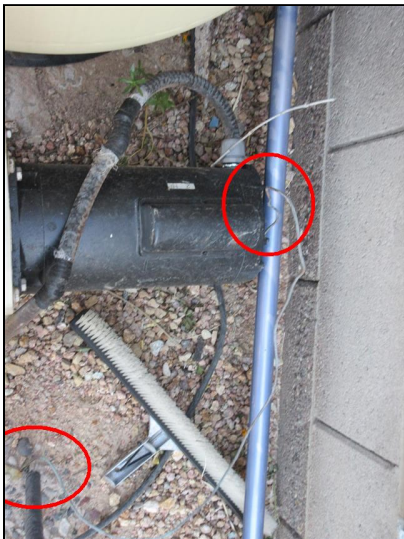
15.2 Item 1(Picture)

15.3 The filter and return lines to the pool and or spa were functioning normally at time of inspection.



15.3 Item 1(Picture) Filter and water chilling system

15.4 All pumps associated with the pool and or spa were functioning normally during our operation of the filtration system.



15.4 Item 1(Picture) Pump Bonded

15.5 The skimmer(s) and drain(s) were intact and functional at time of inspection. Skimmers must be empty of debris at all times.

15.6 The pool and or spa plumbing was intact and functional at time of inspection. However, it should be noted that leaks can occur at any time and you should observe the plumbing during operation periodically.

15.7 The pop up cleaning heads operated normally at time of inspection. All cleaning systems will require monitoring for repair and maintenance throughout the year.

15.8 The pool light, GFCI protection for pool light and all wiring were intact and functional at time of inspection.



15.8 Item 1(Picture) Pool light functional

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool 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.



INVOICE

Bullseye Inspections
7353 W. Tombstone Trail
Peoria, AZ, 85383
623-302-0877
Inspected By: Chip Perkins

Inspection Date: 10/3/2019
Report ID: Sample

Customer Info:	Inspection Property:
John Public 1234 Any Street Anywhere AZ 55555 Customer's Real Estate Professional:	1234 Any Street Anywhere Arizona 85295

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:



Bullseye Inspections

Chip Perkins

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