



ALWAYS FAITHFUL HOME INSPECTION LLC

5203495641

<http://alwaysfaithfulhomeinspection.com/>



PROPERTY INSPECTION REPORT

1234 Main Street
Tucson, AZ 85745

Buyer Name
02/22/2023 9:00AM



Inspector
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SUMMARY



161

ITEMS INSPECTED



17

RECOMMENDATION

- ⊖ 2.1.1 Structural components - Roof condition: Clean roof areas
- ⊖ 2.1.2 Structural components - Roof condition: Broken/Slipped/Chipped Tiles
- ⊖ 2.1.3 Structural components - Roof condition: Open Penetrations
- ⊖ 2.3.1 Structural components - Vent Caps: Missing/inadequate crimp
- ⊖ 2.4.1 Structural components - Flashing: Missing Flashing
- ⊖ 2.6.1 Structural components - Exterior walls: Minor cracks
- ⊖ 7.1.1 Heat/AC - AC Compress Condition: Bent/obstructed duct
- ⊖ 7.2.1 Heat/AC - Heater Condition: Previous Condensate Back Up Pan Use
- ⊖ 7.4.1 Heat/AC - Filters: Air filter dirty
- ⊖ 9.13.1 Master Bathroom - Shower Condition: Gaps
- ⊖ 13.13.1 Hall Bathroom - Shower Condition: Caulk/grout Voids
- ⊖ 14.13.1 Hall Bathroom 2 - Shower Condition: Caulk/grout Voids
- ⊖ 19.4.1 Laundry - Exhaust Fan: Exhaust Fan inop
- ⊖ 20.1.1 Living Room - Doors: Exterior Door weather stripping
- ⊖ 20.1.2 Living Room - Doors: Previous repairs
- ⊖ 21.6.1 Kitchen - Cabinet Condition: Difficult to operate
- ⊖ 21.12.1 Kitchen - Exhaust Fan: No carbon filter

	IN	NI	NP	O
IN = Inspected				
NI = Not Inspected				
NP = Not Present				
O = Observations				

Attendance

Occupancy

Home Type

Weather Conditions

12:50 信号 75%

☰

74°

Marana °

78° / 47° Feels like 74°
Fri, 12:50 PM

1 PM	2 PM	3 PM	4 PM	5 PM	6 PM
76°	77°	78°	77°	74°	67°
0%	0%	0%	0%	2%	0%

Rain Coming
Rain possible Saturday overnight

Yesterday 74° / 47°

Today 78° / 47°

2: STRUCTURAL COMPONENTS

		IN	NI	NP	O
2.1	Roof condition	X			
2.2	Roof drainage	X			
2.3	Vent Caps	X			
2.4	Flashing	X			
2.5	Eaves & Facia	X			
2.6	Exterior walls	X			
2.7	Foundation Condition/Floor structure	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

**Roof condition: Roofing Type -
Patio**
Same as main structure

**Roof condition: Inspection
Method**
Walking Structure

Roof drainage: Type of drainage
Gutter and downspouts, Valley
and Fascia Board Flashing,
Appears satisfactory and
functional at the time of
inspection.



Eaves & Facia: Eaves and Fascia Board Condition

Appears satisfactory and functional at the time of the inspection.



Exterior walls: Exterior Paint Condition

Appears satisfactory and functional at the time of the inspection.

Exterior walls: Wall cladding/siding

Stucco on masonry



Foundation Condition/Floor structure: Method of observation
Exterior visual

Foundation Condition/Floor structure: Foundation Type
Slab on grade

Foundation Condition/Floor structure: Grading Condition

Appears satisfactory and functional at the time of the inspection.



Roof condition: Roofing Type and Material - Main Structure

Concrete Tile, Truss system

Our roofing evaluation is limited to what can be seen without removing any of the roofing material and limited to the conditions present during the time of the inspection. It is virtually impossible for anyone to determine if a roof is leaking without being able to see the active leak in progress. Even water staining in the attic could have been a previous repair, and would required an investigation with corroborative evidence to determine if it is active or not. Such evidence could also be readily concealed. As our evaluation does not include any guarantee against leaks, it is recommended to have a roofing contractor come out and perform a more in depth inspection to evaluate condition and required repairs. It is also recommended to have the service scheduled well before the close of escrow, because installation/repair methods vary from manufacturer to manufacturer and additional defects may be uncovered by a specialist.

Our roofing structure evaluation is limited to what can be seen without removing any of the roofing material and limited to the conditions present during the time of the inspection. There can be different types of truss systems even in the same house. Our inspection is limited to what is visible through an attic entrance if any. If any defects or concerning items were found, they will be listed in the summary.

Vent Caps: Vent Caps Present

Appears satisfactory and functional at the time of the inspection.

**Exterior walls: Wall structure**

Wood Frame

Wall Structure condition was visually inspected where accessible. If any adverse conditions were found at the time of the inspection, please refer to summary, and the corresponding pictures on report.

Exterior walls: Flashing and trim

The trim at windows, doors and openings are satisfactory. The flashing below the cladding is not visible. The interior areas were visually inspected for moisture.

Foundation Condition/Floor structure: Foundation Condition/Flooring structure

Concrete

Foundation/Flooring Structure appears functional at the time of inspection. On two story homes and second story units, the second story floor is usually wood frame. If any defects were noted that affect the entire structure, they will be listed on their respective sections. When no defects are noted, these conditions only apply to the visually available areas. Future conditions and latent defects not currently visible are out of the scope of this inspection. If any outside concerns arise, recommend licensed contractor or structural engineer to evaluate.

Observations

2.1.1 Roof condition

CLEAN ROOF AREAS

Significant amounts of debris evident. Recommend removing the debris to prevent accelerated deterioration of the roof coating or possible moisture intrusion.

Recommendation

Contact a qualified professional.



2.1.2 Roof condition

BROKEN/SLIPPED/CHIPPED TILES

One or more broken/slipped/chipped tiles noted along the roofing structure. Recommend a licensed contractor evaluate for repair/replacement.

Recommendation

Contact a qualified professional.



2.1.3 Roof condition

OPEN PENETRATIONS

Open/unsealed roof penetrations noted. Recommend sealing the penetrations to prevent a source of water intrusion.

Recommendation

Contact a qualified professional.



2.3.1 Vent Caps

MISSING/INADEQUATE CRIMP

Vent cap metal cover is not properly crimped at the time of inspection. Recommend licensed contractor to evaluate for repair to prevent water intrusion between vent stack and metal cover.

Recommendation

Contact a qualified professional.



2.4.1 Flashing

MISSING FLASHING

Areas of missing flashing noted (see photos for specific areas). Recommend licensed contractor to evaluate for repair to prevent water intrusion.

Recommendation

Contact a qualified professional.



2.6.1 Exterior walls

MINOR CRACKS

Minor cracks cracks noted in the exterior walls of the home that do not appear active but should be monitored for continued growth/deterioration.

Recommendation

Contact a qualified professional.



3: ATTIC

		IN	NI	NP	O
3.1	Ventilation	X			
3.2	Attic and Insulation	X			
3.3	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attic and Insulation: Attic access
location

laundry room

Ventilation: Ventilation Type
Appears functional and serviceable at the time of inspection., OHaggan, Gable vents



Attic and Insulation: Insulation Type and condition

Celulose blown, Appears functional at the time of inspection, Radiant barrier

**Attic and Insulation: Attic Observation method**

Partially accessed

Inspection limited due to accessibility restrictions that include insulation, low height at edges, no access at vaulted areas, HVAC duct obstructions, plumbing structures, further entry could damage property and dangerous or adverse situations.

Attic and Insulation: Vapor retarder

A vapor retarder is not required in the area. In the places where it is applied in the home it appears satisfactory and functional at the time of inspection.

Electrical: Attic Electrical

Appears functional at the time of inspection. Includes lights, switches, and receptacles. If any defects were noted on one, or several items, it will be listed below, or in the summary.



4: EXTERIOR

		IN	NI	NP	O
4.1	Driveway and Walkway Condition	X			
4.2	Vegetation Observations	X			
4.3	Fence and Gate Condition	X			
4.4	Patio/Porch Condition	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Driveway and Walkway Condition: Driveway/Walkway Type
Concrete

Vegetation Observations: Vegetation Condition
Appears satisfactory and functional at the time of the inspection.

Fence and Gate Condition: Gate Material
Wood, Metal

Fence and Gate Condition: Fence/Wall material
Block, Appears satisfactory and functional at the time of inspection.

Patio/Porch Condition: Patio/Porch Type
Concrete slab

Fence and Gate Condition: Fencing/Gate Present
Appears satisfactory and functional at the time of the inspection.



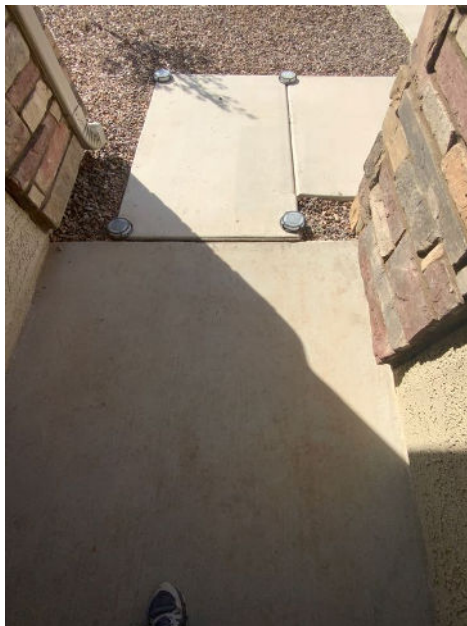
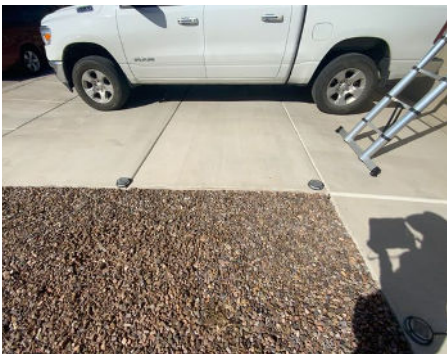
Patio/Porch Condition: Patio columns

Framed

Appears satisfactory and functional at the time of inspection.

**Driveway and Walkway Condition: Driveway/Walkway Present**

Appears satisfactory and functional at the time of the inspection.



Patio/Porch Condition: Exterior GFCI

Appears satisfactory and functional at the time of the inspection.

**Patio/Porch Condition: Patio/Porch Condition**

Appears satisfactory and functional at the time of the inspection.



5: PLUMBING

		IN	NI	NP	O
5.1	Supply and Waste Plumbing	X			
5.2	Main Gas Valve Condition	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Supply and Waste Plumbing:
Main shut off location

Front sidewalk



Main Gas Valve Condition: Main
Gas Valve

Side of house.

Appears satisfactory and functional at the time of the inspection.

Main Gas Valve Condition: Main
Gas Valve Condition

Appears satisfactory and functional at the time of the inspection.



Supply and Waste Plumbing: Exterior Faucet Location

Side of structure.

**Supply and Waste Plumbing: Supply Plumbing Material Type**

Copper piping noted., Aquapex piping noted.

Supply piping material and condition is limited to the portions of piping that are visible. Defects Found at the time of inspection will be listed in the respective room/area where found.



Supply and Waste Plumbing: Plumbing Drain Material Type

ABS

Condition of waste and vent piping is limited to the visible portions of piping such as under sinks and/or open areas when applicable. If conditions of underground waste piping is a concern, recommend licensed contractor to evaluate.



Supply and Waste Plumbing: Supply pipe fasteners and insulation

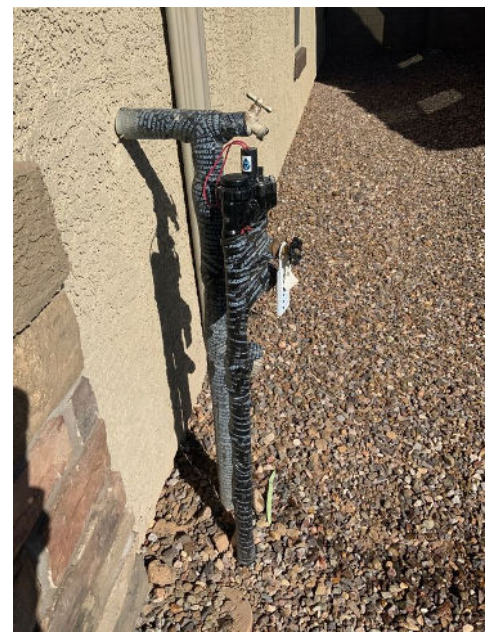
While supply piping must be supported at different intervals depending on piping material, we are unable to observe fasteners behind walls or for pipes concealed behind insulation in attics and/or crawl spaces. Especially in older homes there may be a fastener that is made of a different material than the piping, which consequently may cause an ionic reaction and produce early decay in pipes. Recommend licensed plumber if this is a concern.

Limitations

Supply and Waste Plumbing

CONCEALED/INSULATED

Areas of the exterior plumbing noted as concealed/insulated and we are unable to inspect for defects via non invasive methods.



Supply and Waste Plumbing

SPRINKLER SYSTEM NOTED

Underground sprinkler/irrigation system noted. These systems fall outside the scope of the typical home inspection as it could cause disturbances in the programmed schedule and we are unable to detect underground leaks. If this system is intended for use it is recommended to have it evaluated by a specialist.



6: ELECTRICAL

		IN	NI	NP	O
6.1	Electrical General	X			

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Information

Electrical General: Main Panel Location
Side of house.

Electrical General: Ground Location
Main gas line

Electrical General: Main Breaker Amperage
200amp



Electrical General: Main panel voltage
240

Electrical General: Compatibility of overcurrent protection
Mixed breakers, Appears compatible where visible

Electrical General: Sub Panel Location
None



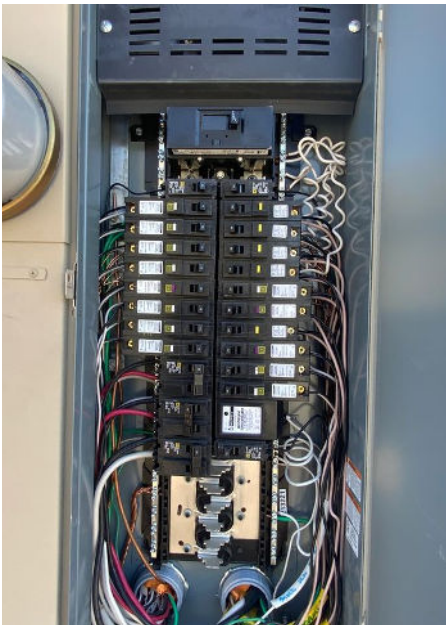
Electrical General: Service Type

Underground Service Lateral,
Appears functional at the time of
inspection.

**Electrical General: Branch circuit Wiring Type**

Romex, Copper

While we are able to observe a small amount of the material in the circuit branch wiring through the main/sub panels, no wall access in the house prevent us from observing if this type of wiring is used throughout the entire home. Recommend consulting a licensed electrician if the type of wiring is a concern.



Electrical General: Overcurrent Protection Devices

Circuit Breakers, Appears functional and serviceable at the time of inspection

Even when we are able to observe the current overprotection devices, it is not possible to predict future performance. Recommend monitoring.



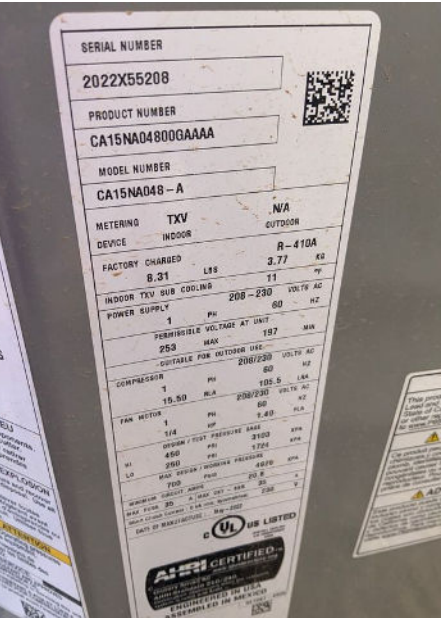
7: HEAT/AC

		IN	NI	NP	O
7.1	AC Compress Condition	X			
7.2	Heater Condition	X			
7.3	Enclosure	X			
7.4	Filters	X			
7.5	Thermostats	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

AC Compress Condition:
Compressor Age
05/01/2022



AC Compress Condition:
Compressor Condition
Appears satisfactory and functional at the time of the inspection.



AC Compress Condition:
Compressor Tonnage
48 4 ton

AC Compress Condition:**Emergency Disconnect**

Fuse box

Electrical component.

**AC Compress Condition:****Refrigerant Lines Condition**

Appears satisfactory and functional at the time of the inspection.

**AC Compress Condition:****Compressor Location and type**

Exterior grounds, Air Conditioner

Heater Condition: Furnace Condition

Appears satisfactory and functional at the time of the inspection.

**Heater Condition: Emergency Disconnect**

Currently functional, Electrical outlet

**Heater Condition: Fuel Type**

Gas Forced Air

Heater Condition: Furnace Age
03/01/2022



Heater Condition: Furnace
Location
Garage

Heater Condition: Ventilation
Type
Single Wall Metal



Enclosure: Furnace enclosure
appears serviceable at the time of
inspection.



Filters: Filter Location
Master Bedroom Ceiling, Living
Room Ceiling

Thermostats: Thermostat
Condition

Appears satisfactory and
functional at the time of the
inspection.



Thermostats: Thermostat
Location
Kitchen

Thermostats: Thermostat Type
Digital (Programmable)

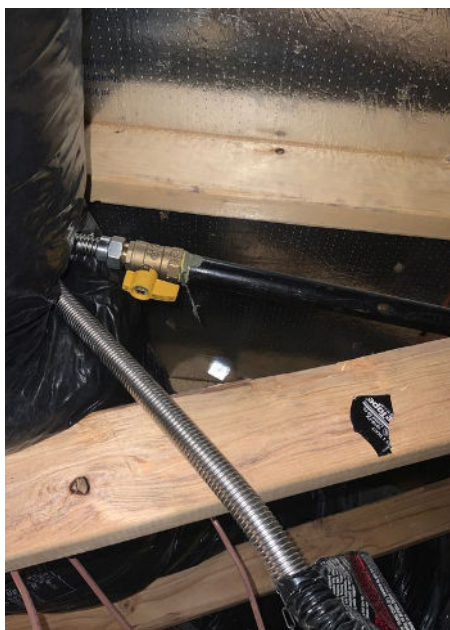
Heater Condition: Automatic safety control

Visibly satisfactory, Thermocouple

In a gas furnace there may be a thermocouple installed for automatic safety control. Even when it is visually satisfactory, inspector is not able to create the conditions that would represent an emergency to test for actual function. The same applies with electronic gas ignition systems that utilize solid-state controls, safety switches and a flame sensor for automatic safety. Please read summary if any adverse conditions are reported and/or recommend licensed contractor to evaluate if this is a concern.

**Heater Condition: Gas valve condition**

Appears satisfactory and functional at the time of the inspection.



Heater Condition: Condensate Drain Line

Condensate drain line noted. Appears satisfactory and functional at the time of the inspection.



Filters: Filter Condition

Installed air filter appears to be clean and the correct size. It is recommended to replace the air filter every month to reduce risk of excessive stress on the system and to reduce amount of dust that bypasses the filter and escapes into the system.



Observations

7.1.1 AC Compress Condition

BENT/OBSTRUCTED DUCT

Conditioned air ducts appear to be bent/obstructed at the time of inspection. Recommend licensed contractor to evaluate.

Recommendation

Contact a qualified professional.



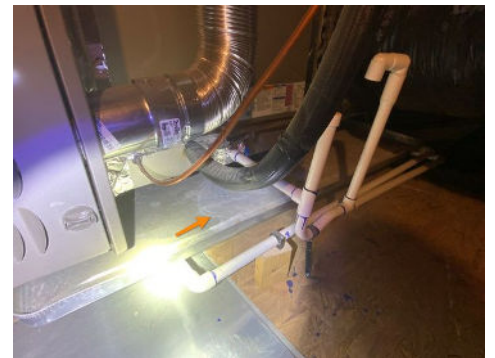
7.2.1 Heater Condition

PREVIOUS CONDENSATE BACK UP PAN USE

Evidence noted that the condensate back up pan has been utilized. No current leaks noted at the time of the inspection. Recommend monitoring and have a licensed contractor evaluate for repair as required.

Recommendation

Contact a qualified professional.



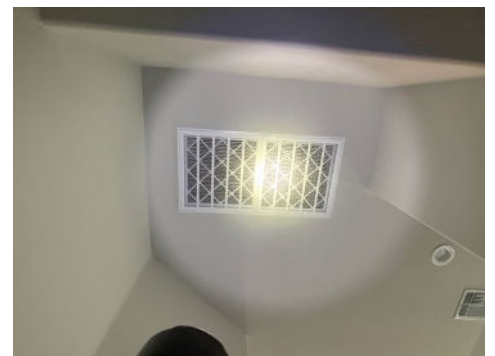
7.4.1 Filters

AIR FILTER DIRTY

Installed air filter was noted as heavily clogged with dust/debris at the time of the inspection. Recommend cleaning/replacing the filter.

Recommendation

Contact a qualified professional.



8: MASTER BEDROOM

		IN	NI	NP	O
8.1	Doors	X			
8.2	Ceiling	X			
8.3	Cooling/Heating	X			
8.4	Smoke Detectors	X			
8.5	Wall Condition	X			
8.6	Flooring	X			
8.7	Closets	X			
8.8	Electrical	X			
8.9	Window Condition	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Type

Drywall

Cooling/Heating: Cooling/Heating Type

Central HVAC

Smoke Detectors: Smoke Detector Condition

Appears satisfactory and functional at the time of the inspection.



Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.



Wall Condition: Wall Type
Drywall

Flooring: Flooring Condition
Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Surface
Carpet

Window Condition: Window Frame Material
Vinyl

Window Condition: Window Type
Dual Pane, Single Hung

Cooling/Heating: Cooling/Heating Condition

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.



Closets: Closet Condition

Appears satisfactory and functional at the time of the inspection.



Electrical: Electrical Condition

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Window Condition: Window Condition

Appears satisfactory and functional at the time of the inspection.



Limitations

Wall Condition

PERSONAL ITEMS STORED.

Unable to see latent defects that may be covered by personal items.

9: MASTER BATHROOM

		IN	NI	NP	O
9.1	Doors	X			
9.2	Ceiling	X			
9.3	Cooling/Heating	X			
9.4	Wall Condition	X			
9.5	Flooring	X			
9.6	Exhaust Fan	X			
9.7	Mirrors Condition	X			
9.8	Electrical	X			
9.9	Counter Condition	X			
9.10	Sinks Condition	X			
9.11	Cabinet Condition	X			
9.12	Plumbing Condition	X			
9.13	Shower Condition	X			
9.14	Toilet Condition	X			
9.15	Window Condition	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Type

Drywall

Cooling/Heating: Cooling/Heating Type

Central HVAC

Wall Condition: Wall Type

Drywall

Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Surface

Ceramic Tile

Mirrors Condition: Mirrors Condition

Appears satisfactory and functional at the time of the inspection.

**Electrical: GFCI Condition**

Appears satisfactory and functional at the time of the inspection.

**Counter Condition: Counter Condition**

Appears satisfactory and functional at the time of the inspection.

Counter Condition: Counter Type
Solid Surface**Shower Condition: Shower Base Condition**

Appears satisfactory and functional at the time of the inspection.

Shower Condition: Shower Base Type

Preformed Insert



Shower Condition: Shower Faucet Condition

Appears satisfactory and functional at the time of the inspection.



Shower Condition: Shower Walls Type

Solid Surface

Shower Condition: Tempered Safety Glass

Tempered safety glass was noted.



Toilet Condition: Toilet Condition

Appears satisfactory and functional at the time of the inspection.



Window Condition: Window Condition

Appears satisfactory and functional at the time of the inspection.



Window Condition: Window Frame Material

Vinyl

Window Condition: Window Type

Dual Pane, Fixed

Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.

**Cooling/Heating: Cooling/Heating Condition**

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.



Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.



Exhaust Fan: Exhaust Fan Condition

Appears satisfactory and functional at the time of the inspection.

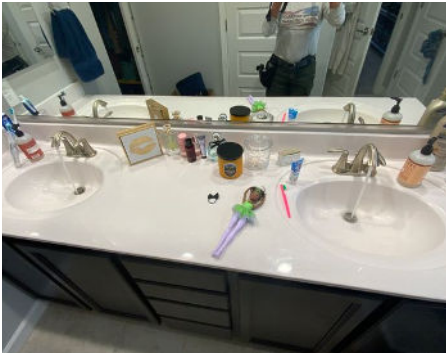


Electrical: Electrical Condition

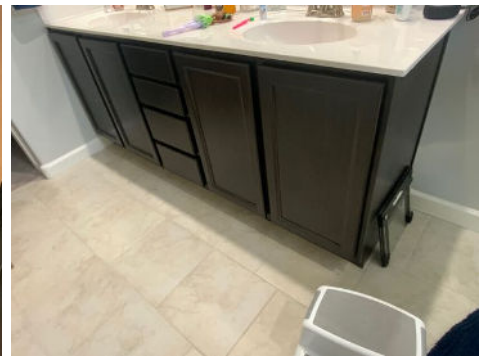
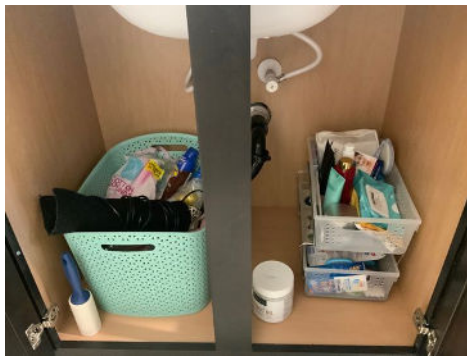
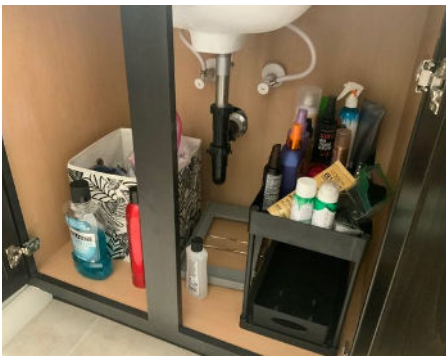
Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Sinks Condition: Sinks Condition

Appears satisfactory and functional at the time of the inspection. Functional flow and functional drainage were both verified.

**Cabinet Condition: Cabinets Condition**

Appears satisfactory and functional at the time of the inspection.

**Plumbing Condition: Functional Drainage**

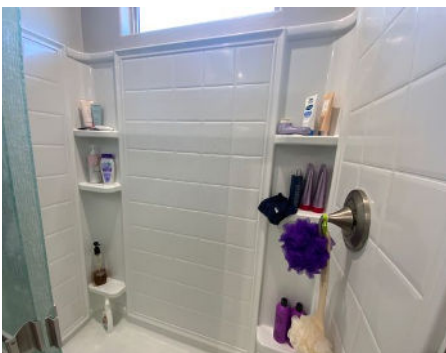
Functional drainage was observed. Functional Drainage: A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Plumbing Condition: Functional Flow

Functional flow was observed and is satisfactory, determined by no loss of flow with the faucet and the dishwasher operating at the same time.

Shower Condition: Shower Walls Condition

Shower wall appear satisfactory and functional at the time of the inspection.

**Observations****9.13.1 Shower Condition****GAPS**

Gaps between the wall noted. Recommend licensed contractor to evaluate for repair to prevent water intrusion.

Recommendation

Contact a qualified professional.



10: HALL BEDROOM 1

		IN	NI	NP	O
10.1	Doors	X			
10.2	Ceiling	X			
10.3	Cooling/Heating	X			
10.4	Smoke Detectors	X			
10.5	Wall Condition	X			
10.6	Flooring	X			
10.7	Closets	X			
10.8	Electrical	X			
10.9	Window Condition	X			

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Information

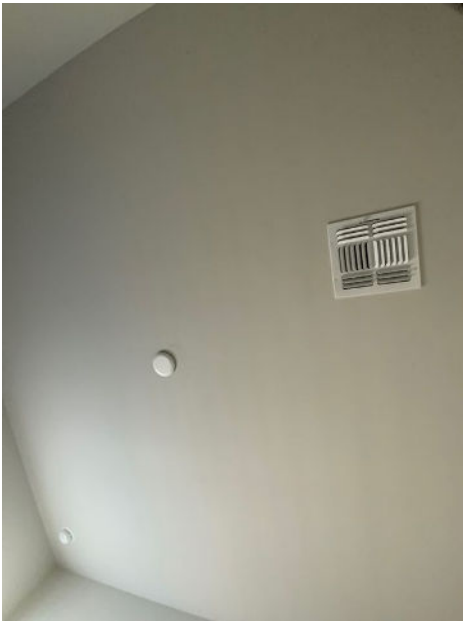
Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Type

Drywall

Cooling/Heating: Cooling/Heating Type

Central HVAC

Smoke Detectors: Smoke Detector Condition

Appears satisfactory and functional at the time of the inspection.



Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type
Drywall

Flooring: Flooring Condition
Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type
Carpet

Closets: Closet Condition
Appears satisfactory and functional at the time of the inspection.



Window Condition: Window Condition
Appears satisfactory and functional at the time of the inspection.

Window Condition: Window Frame Material
Vinyl



Window Condition: Window Type
Dual Pane, Single Hung

Cooling/Heating: Cooling/Heating Condition

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.



Electrical: Electrical Condition

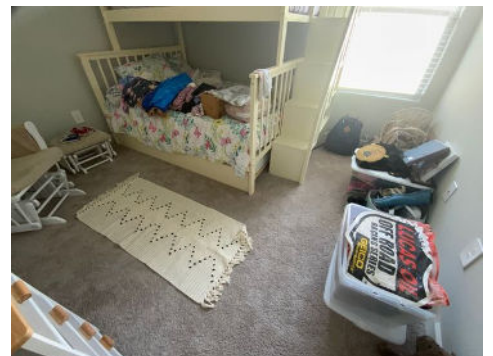
Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Limitations

Wall Condition

ITEMS STORED.

Unable to observe latent defects.



11: HALL BEDROOM 2

		IN	NI	NP	O
11.1	Doors	X			
11.2	Ceiling	X			
11.3	Cooling/Heating	X			
11.4	Smoke Detectors	X			
11.5	Wall Condition	X			
11.6	Flooring	X			
11.7	Closets	X			
11.8	Electrical	X			
11.9	Window Condition	X			

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Information

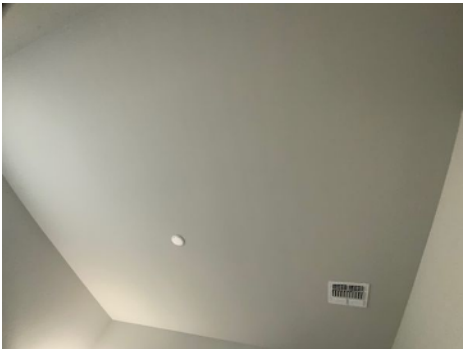
Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Type

Drywall

Cooling/Heating: Cooling/Heating Type

Central HVAC

Smoke Detectors: Smoke Detector Condition

Appears satisfactory and functional at the time of the inspection.



Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.



Wall Condition: Wall Type

Drywall

Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type

Carpet

Closets: Closet Condition

Appears satisfactory and functional at the time of the inspection.



Window Condition: Window Condition

Appears satisfactory and functional at the time of the inspection.

Window Condition: Window Frame Material

Vinyl



Window Condition: Window Type

Dual Pane, Single Hung

Cooling/Heating: Cooling/Heating Condition

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.

**Electrical: Electrical Condition**

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Limitations

Wall Condition

ITEMS STORED.

Personal items stored. Can not inspect areas of wall.

12: HALL BEDROOM 3

		IN	NI	NP	O
12.1	Doors	X			
12.2	Ceiling	X			
12.3	Cooling/Heating	X			
12.4	Smoke Detectors	X			
12.5	Wall Condition				
12.6	Flooring	X			
12.7	Closets	X			
12.8	Electrical	X			
12.9	Window Condition	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Type

Drywall

Cooling/Heating: Cooling/Heating Type

Central HVAC

Smoke Detectors: Smoke Detector Condition

Appears satisfactory and functional at the time of the inspection.



Window Condition: Window Condition

Appears satisfactory and functional at the time of the inspection.



Window Condition: Window Frame Material
Vinyl

Window Condition: Window Type
Dual Pane, Sliding

Cooling/Heating: Cooling/Heating Condition

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.



13: HALL BATHROOM

		IN	NI	NP	O
13.1	Doors	X			
13.2	Ceiling	X			
13.3	Cooling/Heating	X			
13.4	Wall Condition	X			
13.5	Flooring	X			
13.6	Exhaust Fan	X			
13.7	Mirrors Condition	X			
13.8	Electrical	X			
13.9	Counter Condition	X			
13.10	Sinks Condition	X			
13.11	Cabinet Condition	X			
13.12	Plumbing Condition	X			
13.13	Shower Condition	X			
13.14	Bathtub Condition	X			
13.15	Toilet Condition	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Type

Drywall

Cooling/Heating: Cooling/Heating Type

Central HVAC

Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Drywall

Flooring: Flooring Condition

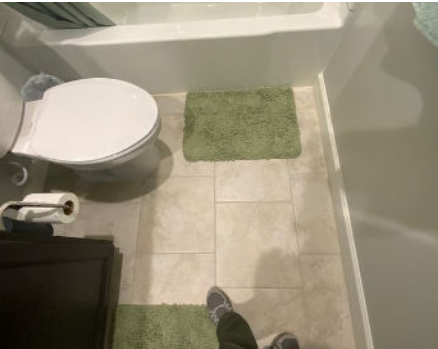
Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type

Ceramic Tile

Exhaust Fan: Exhaust Fan Condition

Appears satisfactory and functional at the time of the inspection.



Mirrors Condition: Mirrors Condition

Appears satisfactory and functional at the time of the inspection.

Electrical: GFCI Condition

Appears satisfactory and functional at the time of the inspection.

Counter Condition: Counter Condition

Appears satisfactory and functional at the time of the inspection.



Counter Condition: Counter Type

Solid Surface

Shower Condition: Shower Base Type

Bathtub

Shower Condition: Shower Faucet Condition

Appears satisfactory and functional at the time of the inspection.

**Shower Condition: Shower Walls Type**
Preformed Surround**Bathtub Condition: Bath Type**
Bathtub**Toilet Condition: Toilet Condition**

Appears satisfactory and functional at the time of the inspection.



Cooling/Heating: Cooling/Heating Condition

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.

**Electrical: Electrical Condition**

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Sinks Condition: Sinks Condition

Appears satisfactory and functional at the time of the inspection. Functional flow and functional drainage were both verified.

**Cabinet Condition: Cabinets Condition**

Appears satisfactory and functional at the time of the inspection.

**Plumbing Condition: Functional Drainage**

Functional drainage was observed. Functional Drainage: A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Plumbing Condition: Functional Flow

Functional flow was observed and is satisfactory, determined by no loss of flow with the faucet and the dishwasher operating at the same time.

Bathtub Condition: Bathtub Condition

Appears satisfactory and functional at the time of the inspection. The over flow was not tested due to the possibility of damage from water leakage.

**Observations**

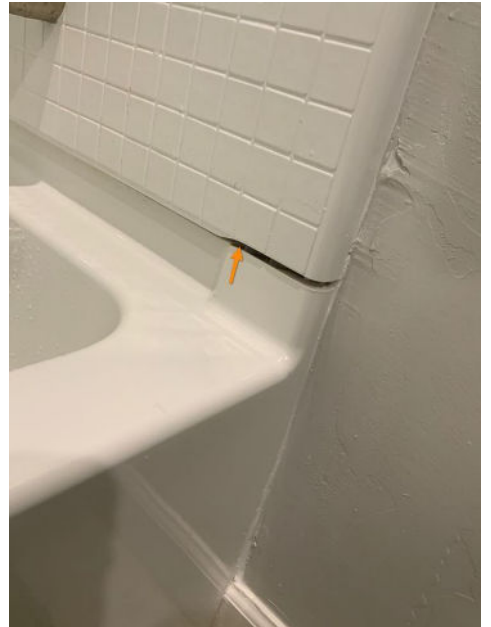
13.13.1 Shower Condition

CAULK/GROUT VOIDS

Caulk/grout voids noted between the hall bathroom wall seams. Recommend sealing the voids to avoid water intrusion.

Recommendation

Contact a qualified professional.





14: HALL BATHROOM 2

		IN	NI	NP	O
14.1	Doors	X			
14.2	Ceiling	X			
14.3	Cooling/Heating	X			
14.4	Wall Condition	X			
14.5	Flooring	X			
14.6	Exhaust Fan	X			
14.7	Mirrors Condition	X			
14.8	Electrical	X			
14.9	Counter Condition	X			
14.10	Sinks Condition	X			
14.11	Cabinet Condition	X			
14.12	Plumbing Condition	X			
14.13	Shower Condition	X			
14.14	Bathtub Condition	X			
14.15	Toilet Condition	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.

Ceiling: Ceiling Type

Drywall

Cooling/Heating: Cooling/Heating Type

Central HVAC



Wall Condition: Wall Condition
Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type
Drywall

Flooring: Flooring Type
Ceramic Tile

Exhaust Fan: Exhaust Fan Condition
Appears satisfactory and functional at the time of the inspection.

Mirrors Condition: Mirrors Condition
Appears satisfactory and functional at the time of the inspection.

Electrical: GFCI Condition
Appears satisfactory and functional at the time of the inspection.



Counter Condition: Counter Condition
Appears satisfactory and functional at the time of the inspection.

Counter Condition: Counter Type
Solid Surface

Shower Condition: Shower Base Type
Bathtub

Shower Condition: Shower Faucet Condition	Shower Condition: Shower Walls Type	Bathtub Condition: Bath Type
Appears satisfactory and functional at the time of the inspection.	Preformed Surround	Bathtub



Toilet Condition: Toilet Condition
Appears satisfactory and functional at the time of the inspection.



Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.

**Cooling/Heating: Cooling/Heating Condition**

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.



Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

**Electrical: Electrical Condition**

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Sinks Condition: Sinks Condition

Appears satisfactory and functional at the time of the inspection. Functional flow and functional drainage were both verified.

**Cabinet Condition: Cabinets Condition**

Appears satisfactory and functional at the time of the inspection.

**Plumbing Condition: Functional Drainage**

Functional drainage was observed. Functional Drainage: A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Plumbing Condition: Functional Flow

Functional flow was observed and is satisfactory, determined by no loss of flow with the faucet and the dishwasher operating at the same time.

Bathtub Condition: Bathtub Condition

Appears satisfactory and functional at the time of the inspection. The over flow was not tested due to the possibility of damage from water leakage.

**Observations**

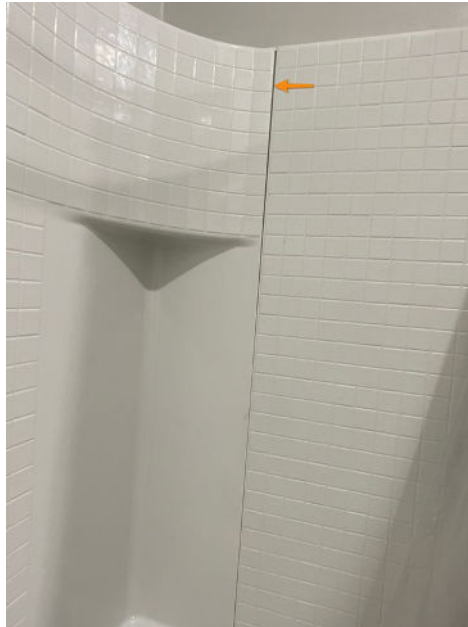
14.13.1 Shower Condition

CAULK/GROUT VOIDS

Caulk/grout voids noted between the hall bathroom wall seams. Recommend sealing the voids to avoid water intrusion.

Recommendation

Contact a qualified professional.





15: HALLWAY

		IN	NI	NP	O
15.1	Ceiling	X			
15.2	Wall Condition	X			
15.3	Flooring	X			
15.4	Smoke Detectors	X			
15.5	Electrical	X			
15.6	Closets	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Type

Drywall

Wall Condition: Wall Condition

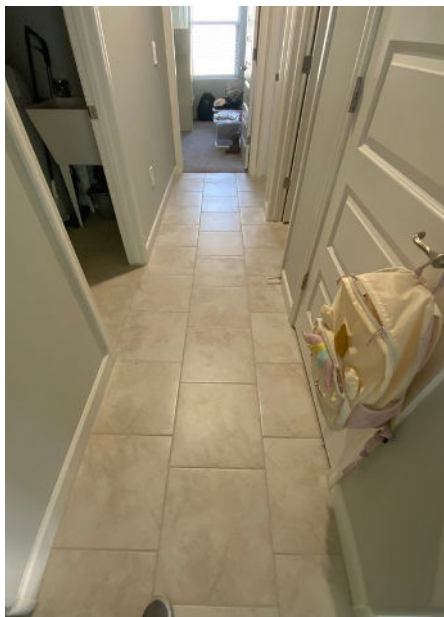
Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Drywall

Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

**Flooring: Flooring Type**

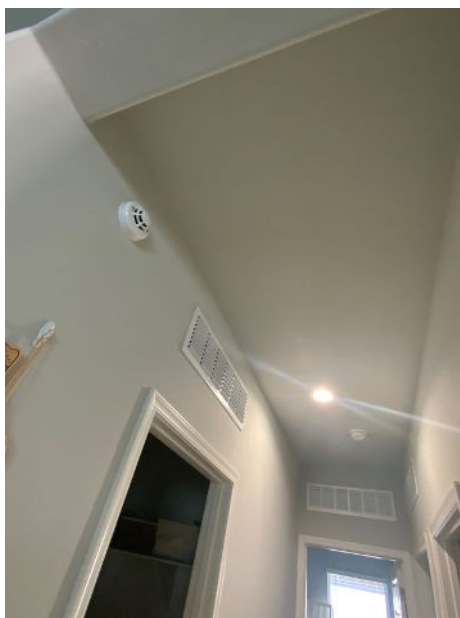
Ceramic Tile

Smoke Detectors: Carbon Monoxide Detector

Appears satisfactory and functional at the time of the inspection.

Smoke Detectors: Smoke Detector Condition

Appears satisfactory and functional at the time of the inspection.

**Closets: Closet Condition**

Appears satisfactory and functional at the time of the inspection.

**Electrical: Electrical Condition**

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

16: DEN/OFFICE

		IN	NI	NP	O
16.1	Doors	X			
16.2	Ceiling	X			
16.3	Cooling/Heating	X			
16.4	Smoke Detectors	X			
16.5	Wall Condition	X			
16.6	Flooring	X			
16.7	Electrical	X			
16.8	Window Condition	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.

**Ceiling: Ceiling Condition**

Appears satisfactory and functional at the time of the inspection.

**Ceiling: Ceiling Type**

Drywall

Cooling/Heating: Cooling/Heating Type

Central HVAC

Smoke Detectors: Smoke Detector Condition

Appears satisfactory and functional at the time of the inspection.



Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type
Drywall

Flooring: Flooring Condition
Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type
Ceramic Tile

Window Condition: Window Condition
Appears satisfactory and functional at the time of the inspection.

Window Condition: Window Frame Material
Vinyl

Window Condition: Window Type
Dual Pane, Single Hung



Cooling/Heating: Cooling/Heating Condition

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.



Electrical: Electrical Condition

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Limitations

Wall Condition

ITEMS STORED

Unable to observe for latent defects.



Flooring

STORED PERSONAL ITEMS

Rug is covering floor. Unable to inspect for latent defects.



17: GARAGE

		IN	NI	NP	O
17.1	Fire Door	X			
17.2	Ceiling	X			
17.3	Wall Condition	X			
17.4	Floor Condition	X			
17.5	Garage Door Condition	X			
17.6	Garage Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceiling: Ceiling Type
Drywall

Wall Condition: Wall Type
Drywall

Floor Condition: Garage/Carport Floor Condition
Appears satisfactory and functional at the time of the inspection.

Floor Condition: Garage/Carport Floor Type
Bare Concrete

Garage Door Condition: Garage Door Condition
Appears satisfactory and functional at the time of the inspection.

Garage Door Condition: Garage Door Type
Double Car Metal (Insulated)

Fire Door: Fire Door Condition
Garage to home fire door noted. Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection. Fire separation is satisfactory.

**Wall Condition: Wall Condition**

Appears satisfactory and functional at the time of the inspection. Fire separation is satisfactory.

Floor Condition: Post Tension

Post Tension foundation slab noted. This type of foundation is made durable by running cables through the foundation in a grid pattern, and tensioning them to a very high PSI. If there is ANY need to drill or cut into the foundation, it is HIGHLY recommended to consult with a licensed contractor before doing so. If one of the cables is severed, the loss of tension will cause the cable to come up through the foundation, causing extreme damage.

**Garage Door Condition: Garage Door Opener Condition**

Appears satisfactory and functional at the time of the inspection. Auto reverse functions were present and functioned in a satisfactory condition.



Garage Door Condition: Garage Door Auto Reverse

Garage door auto reverse system noted. Eye beam Appears to be satisfactory and functional at the time of the inspection.

Garage Electrical: Garage Electrical Condition

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

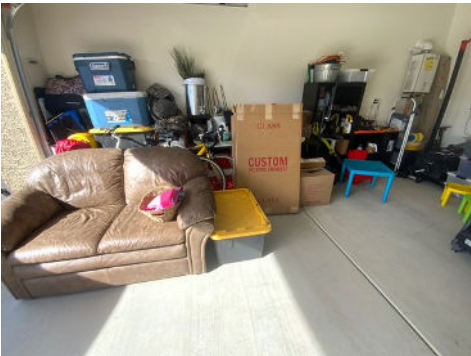


Limitations

Wall Condition

PERSONAL ITEMS

Garage has a large amount of personal items stored and some of the areas of the garage walls are concealed.



18: WATER HEATER

		IN	NI	NP	O
18.1	Heater Enclosure	X			
18.2	Gas Valves	X			
18.3	Plumbing	X			
18.4	TPRV	X			
18.5	Water Heater Condition	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

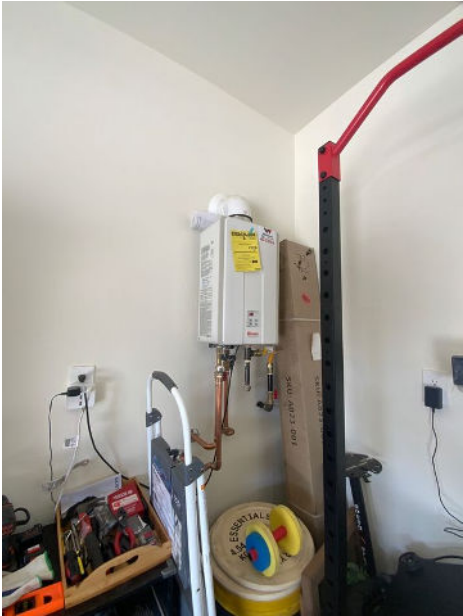
Information

Heater Enclosure: Water Heater Base Condition

Appears satisfactory and functional at the time of the inspection.

Heater Enclosure: Water Heater Enclosure Condition

Appears satisfactory and functional at the time of the inspection.



Gas Valves: Gas Valve Condition

Appears satisfactory and functional at the time of the inspection.



Plumbing: Plumbing Condition

Appears satisfactory and functional at the time of the inspection.



TPRV: TPRV Condition

Appears satisfactory and functional at the time of the inspection.



Plumbing: Plumbing Type

Copper

TPRV: Discharge Line Type

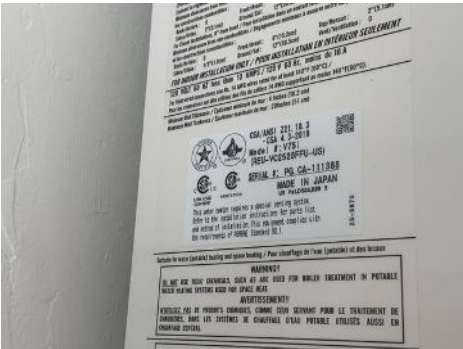
Copper

Water Heater Condition: Fuel Type

Tankless (Gas)

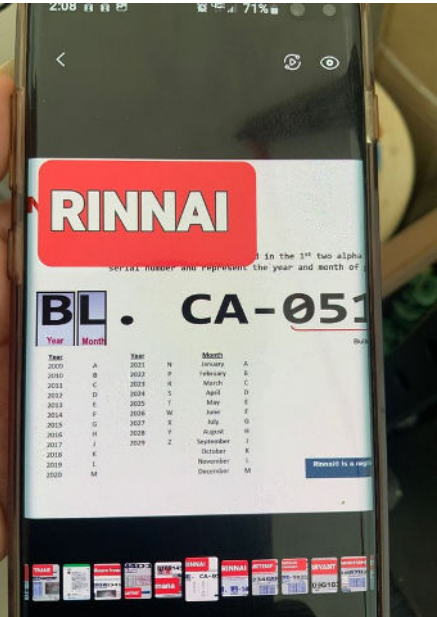
Water Heater Condition: Water Heater Age

07/01/2022



Water Heater Condition: Water Heater Condition

Appears satisfactory and functional at the time of the inspection.



Water Heater Condition: Number of Gallons

Tankless

Water Heater Condition: Ventilation Type

PVC



Water Heater Condition: Water Heater Location

Garage

Water Heater Condition: Automatic Safety Control

Limit Switch

In a gas water heater there may be a thermocouple installed for automatic safety control. Even when it visually satisfactory, inspector is not able to create the conditions that would represent an emergency to test for actual function. The same applies with electronic gas ignition systems that utilize solid-state controls, safety switches and a flame sensor for automatic safety. Please read summary if any adverse conditions are reported and/or recommend licensed contractor to evaluate if this is a concern.

19: LAUNDRY

		IN	NI	NP	O
19.1	Doors	X			
19.2	Ceiling	X			
19.3	Cooling/Heating	X			
19.4	Exhaust Fan	X			
19.5	Wall Condition	X			
19.6	Flooring	X			
19.7	Electrical	X			
19.8	Plumbing	X			
19.9	Dryer Vent	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Type

Drywall

Cooling/Heating: Cooling/Heating Type

Central HVAC

Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Drywall

Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

**Flooring: Flooring Type**

Ceramic Tile

Electrical: Electrical Condition

Appears satisfactory and functional at the time of the inspection.

Electrical: GFCI Condition

Appears satisfactory and functional at the time of the inspection.

**Plumbing: Plumbing Condition**

Appears satisfactory and functional at the time of the inspection.

**Plumbing: Wash Basin Condition**

Appears satisfactory and functional at the time of the inspection.

**Cooling/Heating: Cooling/Heating Condition**

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.

Dryer Vent: Dryer Vent Condition

Could not fully inspect the entire length of the dryer vent. What was visible appeared to be satisfactory and functional at the time of the inspection.



Observations

19.4.1 Exhaust Fan

EXHAUST FAN INOP

Exhaust fan does not appear to be operable when tested at the time of the inspection.

Recommendation

Contact a qualified professional.



20: LIVING ROOM

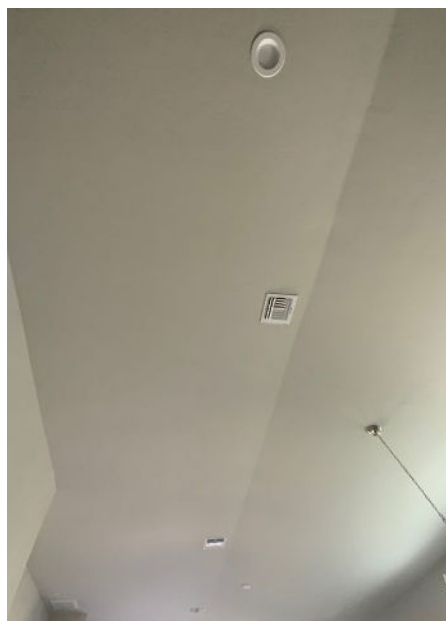
		IN	NI	NP	O
20.1	Doors	X			
20.2	Ceiling	X			
20.3	Cooling/Heating	X			
20.4	Wall Condition	X			
20.5	Flooring	X			
20.6	Closets	X			
20.7	Electrical	X			
20.8	Window Condition	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.

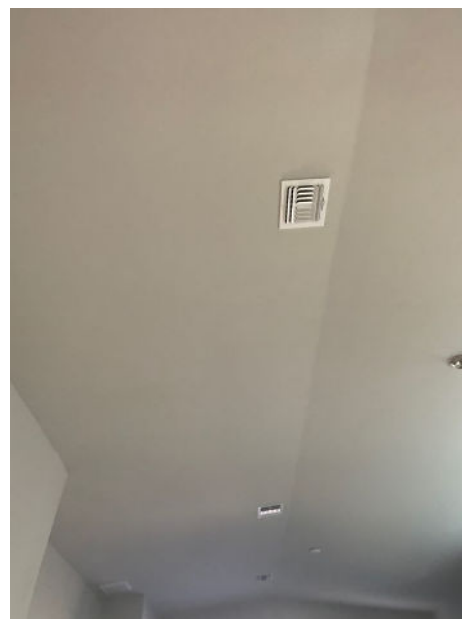


Ceiling: Ceiling Type

Drywall

Cooling/Heating: Cooling/Heating Condition

Appears satisfactory and functional at the time of the inspection.



Cooling/Heating: Cooling/Heating Type

Central HVAC

Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Drywall

Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type

Ceramic Tile

Closets: Closet Condition

Appears satisfactory and functional at the time of the inspection.



Window Condition: Window Frame Material
Vinyl

Window Condition: Window Type
Dual Pane, Single Hung

Electrical: Electrical Condition

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

Window Condition: Window Condition

Appears satisfactory and functional at the time of the inspection.

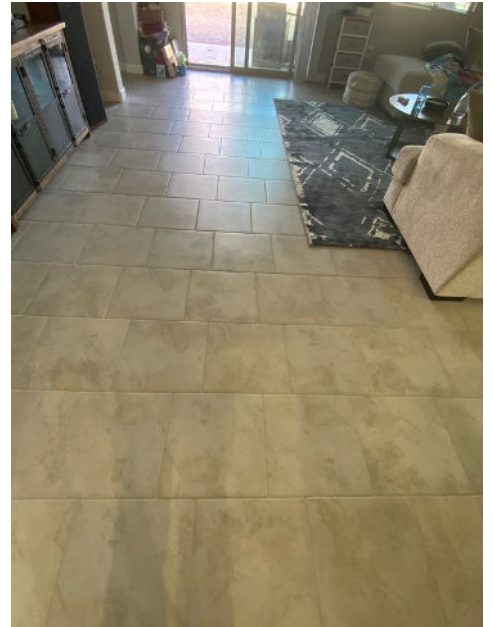


Limitations

Flooring

STORED PERSONAL ITEMS

Stored personal items noted. Unable to detect any latent defects the stored items may be concealing.

**Observations**

20.1.1 Doors

EXTERIOR DOOR WEATHER STRIPPING

Living room exterior door weather stripping appears to be insufficient/worn, reducing energy efficiency in the home and creating a source of possible moisture intrusion.

Recommendation

Contact a qualified professional.



20.1.2 Doors

PREVIOUS REPAIRS

Recommend clarifying with sellers conditions of repair and any warranties involved.

Recommendation

Contact a qualified professional.



21: KITCHEN

		IN	NI	NP	O
21.1	Ceiling	X			
21.2	Cooling/Heating	X			
21.3	Wall Condition	X			
21.4	Flooring	X			
21.5	Counter Condition	X			
21.6	Cabinet Condition	X			
21.7	Garbage Disposal	X			
21.8	Dishwasher Condition	X			
21.9	Sinks Condition	X			
21.10	Plumbing Condition	X			
21.11	Electrical	X			
21.12	Exhaust Fan	X			
21.13	Oven/Stove	X			
21.14	Microwave	X			
21.15	Window Condition	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.



Ceiling: Ceiling Type

Drywall

Cooling/Heating: Cooling/Heating Type

Central HVAC

Wall Condition: Wall Condition

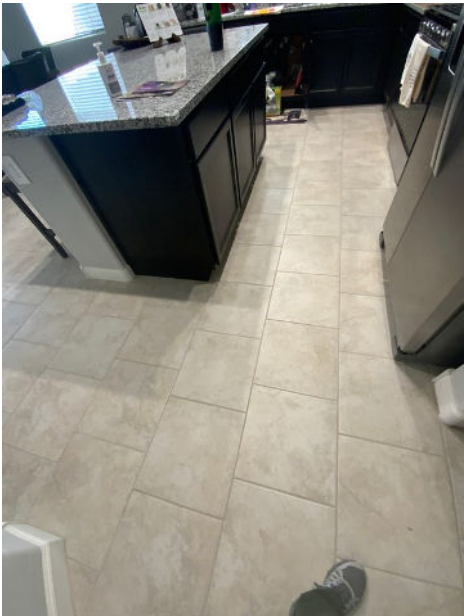
Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Drywall

Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.



Flooring: Flooring Type

Ceramic Tile

Counter Condition: Counter Condition

Appears satisfactory and functional at the time of the inspection.

Counter Condition: Counter Type

Granite

Cabinet Condition: Cabinets Condition

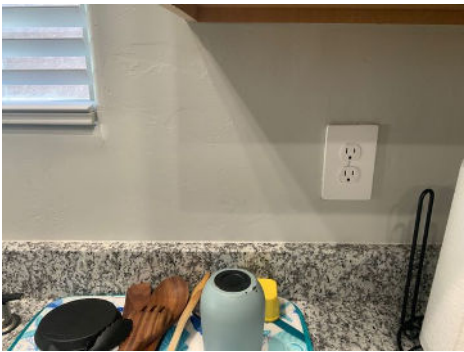
Appears satisfactory and functional at the time of the inspection.

Garbage Disposal: Garbage Disposal Condition

Appears satisfactory and functional at the time of the inspection.

Electrical: GFCI Condition

Appears satisfactory and functional at the time of the inspection.



Exhaust Fan: Exhaust Fan Condition

Appears satisfactory and functional at the time of the inspection.



Exhaust Fan: Exhaust Fan Type

Recirculating

Oven/Stove: Fuel Type

Gas

Window Condition: Window Condition

Appears satisfactory and functional at the time of the inspection.



Window Condition: Window Frame Material

Vinyl

Window Condition: Window Type

Dual Pane, Fixed

Cooling/Heating: Cooling/Heating Condition

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.

**Dishwasher Condition: Dishwasher Condition**

Appears satisfactory and functional at the time of the inspection.

**Sinks Condition: Sinks Condition**

Appears satisfactory and functional at the time of the inspection. Functional flow and functional drainage were both verified.



Plumbing Condition: Functional Drainage

Functional drainage was observed. Functional Drainage: A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Plumbing Condition: Functional Flow

Functional flow was observed and is satisfactory, determined by no loss of flow with the faucet and the dishwasher operating at the same time.

Electrical: Electrical Condition

Appears satisfactory and functional at the time of the inspection. Includes lights, switches, and receptacles. If any defect were noted on one, or several items, it will be listed below, or in the summary.

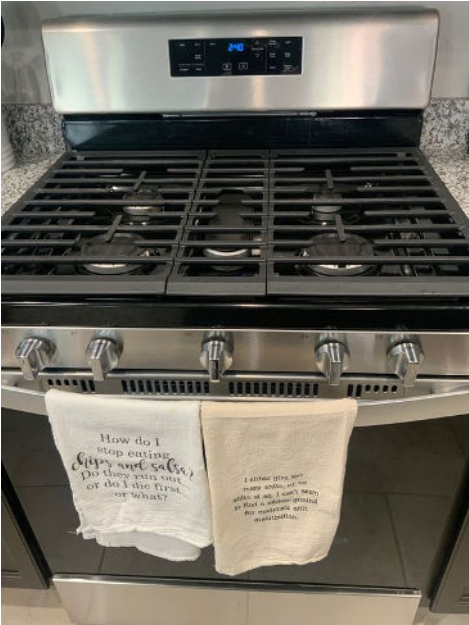
Oven/Stove: Cooktop Condition

Appears satisfactory and functional at the time of the inspection. All burners operated correctly at the time of the inspection.



Oven/Stove: Oven Condition

Appears satisfactory and functional at the time of the inspection.



Microwave: Microwave Condition

Built in microwave noted. Built in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



Observations

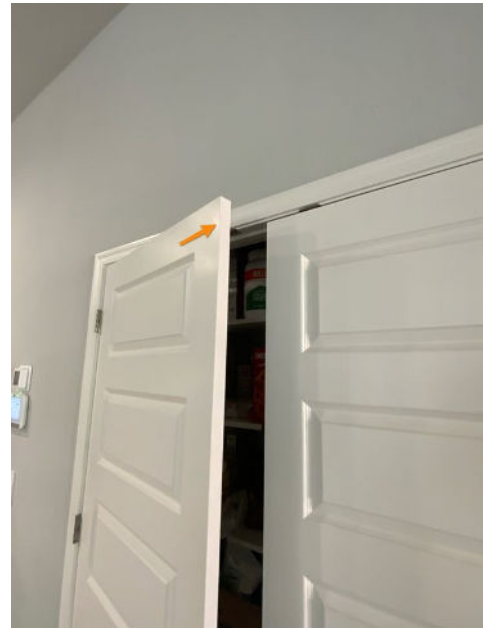
21.6.1 Cabinet Condition

DIFFICULT TO OPERATE

pantry door latch was difficult to operate at the time of inspection.

Recommendation

Contact a qualified professional.



21.12.1 Exhaust Fan

NO CARBON FILTER

Recirculating fans must have a carbon filter installed to prevent smoke from spreading.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Inspection Details

We abide by the Arizona Chapter of the American Society of Home Inspectors (ASHI) Standards of Practice to operate as home inspectors and perform the inspection for your home. If you'd like to see what those standards entail, please visit the link below.

<https://btr.az.gov/sites/default/files/Standards%20of%20Professional%20Practice%208-25-15.pdf>