



Inspection Report

SAMPLE REPORT

Property Address:
12345 SPECIAL DRIVE
SOMEWHERE ARIZONA 85000



Entire Valley Home Inspections, LLC

**Fernando Medina
P.O. Box 299
Queen Creek, AZ 85142**

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Date: 11/22/2019	Time: 12:00 PM	Report ID: 11-22-2019A-FM
Property: 12345 SPECIAL DRIVE SOMEWHERE ARIZONA 85000	Customer: SAMPLE REPORT	Real Estate Professional: Internet Search

SINGLE FAMILY, SINGLE STORY, OCCUPIED

In Attendance: Customer	Type of building: Single Family (1 story)	Approximate age of building: Under 5 Years
Temperature: Below 65 Degrees 'F, Below 80 Degrees 'F	Weather: Clear	Rain in last 3 days: Yes

1. STRUCTURAL COMPONENTS


		IN	NI	RR	CS	CE	SA	M	NA	S	Styles & Materials
1.0	DWELLING STATUS	•			•			•			Floor Structure: Slab Concrete
1.1	FOUNDATIONS, BASEMENT AND CRAWLSPACE	•								•	Foundation: Slab on grade
1.2	WALLS (STRUCTURAL)	•								•	Wall Structure: Frame and Stucco
1.3	COLUMNS AND PIERS	•								•	Columns or Piers: Frame and Stucco
1.4	FLOORS (STRUCTURAL)	•								•	Ceiling Structure: Engineered Wood Truss
1.5	CEILINGS (STRUCTURAL)	•								•	Method used to observe
1.6	VENTILATION	•								•	Crawlspace: No crawlspace

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Comments:

1.0 Cosmetic, general maintenance and normal use of the structures items are not part of the home inspection. Consult the seller if cosmetic items are of concern and importance to you. (CS)

Home/garage has occupant belongings and furnishings in place making some areas inaccessible thus making it difficult and improper to efficiently inspect some areas of the structure. (M) (CS)



1.0 Item 1(Picture) Occupant Belongings



1.0 Item 2(Picture) Occupant Belongings

2. EXTERIOR

		IN	NI	RR	CS	CE	SA	M	NA	S	Styles & Materials
2.0	WALL CLADDING, FLASHING AND TRIM	•		•		•		•			Siding Material/Wall Stucco
2.1	DOORS (EXTERIOR/ENTRY)	•					•				Cladding: Stucco
2.2	WINDOWS	•								•	Wall Flashing and Trim: Wood Trim Metal Trim
2.3	DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/COVER AND RAILINGS	•		•							Window Types: Double Pane Glass
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS	•								•	Exterior Entry Doors: Wood
2.5	EAVES, SOFFITS AND FASCIAS	•								•	Appurtenance: Covered Entrance Covered Patio
2.6	EXTERIOR LIGHT FIXTURES AND ELECTRICAL OUTLETS	•								•	Driveway: Concrete
2.7	FENCES AND GATES	•		•				•			Walkways: Concrete

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Slope:
Minimal

Fences and Gates:
Cement Block Wall
Metal Frame/Wood slats

Comments:

2.0 Some slight common cracking at exterior stucco locations. Monitor and repair any cracking and damaged paint imperfections as necessary (M) (RR)

Animal access door was cut through one of the structure walls at location. Recommend consulting a qualified licensed contractor to ensure that the structural integrity of the structure was not compromised or that no electrical/plumbing components were not cut in the process. (CE) (M)



2.0 Item 1(Picture) Animal Access



2.0 Item 2(Picture) Slight Stucco Cracking Above Window

2.1 Exterior door have key operated inside deadbolt locks thus creating a possible safety aspect in the event an emergency exit or possible fire. Recommend replacing with a thumb turn type deadbolt (SA) (RR)



2.1 Item 1(Picture) Key Operated dead bolt

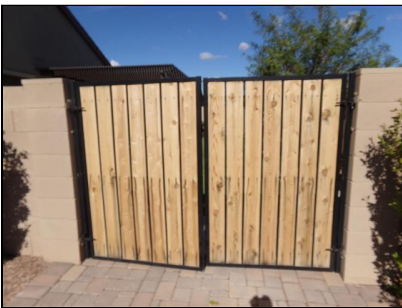
2.3 Damages at exterior porch drywall ceiling. Repair drywall surfaces and textures and paint locations as necessary. (RR)



2.3 Item 1(Picture) Damaged, peeling drywall

2.7 Lubricate fence gates. Fences and gates are outside of our scope of inspection. Recommend monitoring fences and gates and repairing as needed. (RR) (M)

Re-apply wood stain/wood sealer to fence gate. The original application has faded and the wood is currently bare and susceptible to wood damage because of lack of paint/wood sealer. (RR)



2.7 Item 1(Picture) Re-seal and lubricate Fence Gates

3. ROOF SYSTEMS/CHIMNEYS AND ATTIC

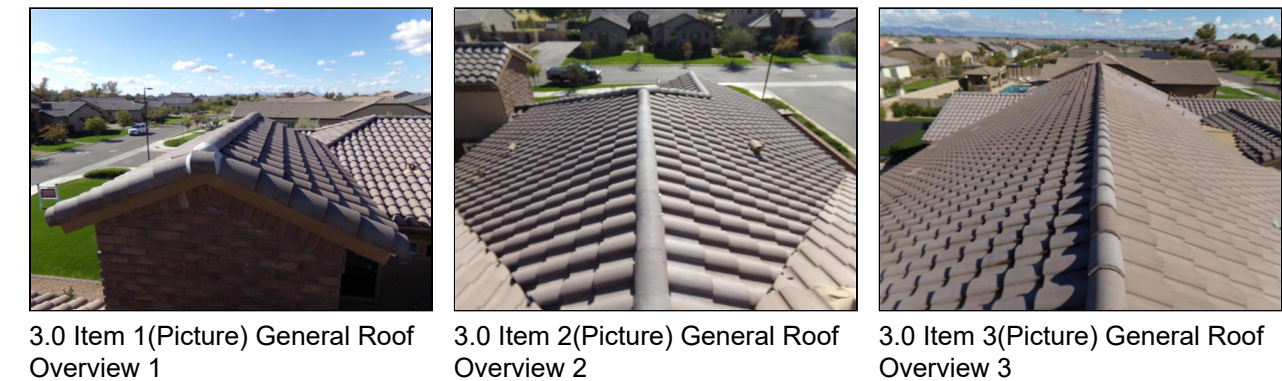
		IN	NI	RR	CS	CE	SA	M	NA	S	Styles & Materials
3.0	ROOF COVERINGS	•				•		•			Roof-Type: Gable Hip
3.1	FLASHING	•								•	Roof Covering: Concrete Tiles
3.2	SKYLIGHTS, CHIMNEYS AND ROOF ROOF PENETRATION	•								•	Roof Drainage System: Partial Gutter
3.3	VENTILATION OF ROOF/ATTIC	•								•	Viewed roof covering from: Walked roof
3.4	ROOF DRAINAGE SYSTEMS (GUTTERS/DOWNSPOUTS)	•		•							Chimney (exterior): Metal Flue Pipe
3.5	ROOF STRUCTURE/ATTIC (LEAKS/CONDENSATION)	•									Attic Insulation: Appears to be Polyurethane foam
3.6	VENTILATION FANS AND THERMOSTATIC ATTIC CONTROLS	•								•	Ventilation: Gable vents Low Profile
3.7	INSULATION IN ATTIC (DISPLACED, DAMAGED OR MISSING)	•						•			Roof Structure: Engineered wood trusses
3.8	VISIBLE ELECTRIC WIRING IN ATTIC	•								•	Method used to observe attic: Limited View Attic Access Door

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Comments:

3.0 As per the "Arizona Standards of Professional Practice for Home Inspectors", Home inspectors are not required to walk on roofs. However, when deemed reasonable and safe, our company inspector will access the roof for a "Partial roof inspection" (M) (CE)

Cracked roof tile at above garage. Have tiles in question either sealed with roofing cement or replace in order to prevent water damage and intrusion. (RR) (CE)





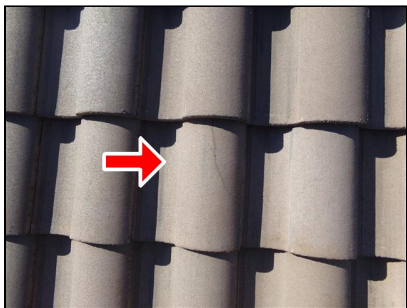
3.0 Item 4(Picture) General Roof Overview 4



3.0 Item 5(Picture) General Roof Overview 5



3.0 Item 6(Picture) General Roof Overview 6



3.0 Item 7(Picture) Cracked Tile - Above Garage

3.4 The downspouts need splash-blocks in order to prevent soil erosion and undermining of the foundation. (RR)



3.4 Item 1(Picture) Splash Guard Needed 1



3.4 Item 2(Picture) Splash Guard Needed 1

3.7 Polyurethane Foam was applied at the underside of roof sheathing in attic. As a result, water stains and possible water leaks can not be properly observed. (M)



3.7 Item 1(Picture) Polyurethane Foam - Attic 1



3.7 Item 2(Picture) Polyurethane Foam - Attic 2

4. GARAGE

		IN	NI	RR	CS	CE	SA	M	NA	S	Styles & Materials
4.0	GARAGE CEILINGS	•								•	Garage Door Type: Two automatic Garage Door Material: Metal Type of Parking: Garage Garage Location: Attached
4.1	GARAGE WALLS (EXCLUDING FIREWALL SEPARATIONS)	•								•	
4.2	GARAGE FLOOR	•								•	
4.3	GARAGE DOOR (S)	•								•	
4.4	FIRE RATING, OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)	•								•	
4.5	GARAGE DOOR OPERATION (SENSORS, RESISTANCE, REVERSAL)	•								•	

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IN NI RR CS CE SA M NA S

5. PLUMBING SYSTEMS

		IN	NI	RR	CS	CE	SA	M	NA	S	Styles & Materials
5.0	MAIN WATER SHUT-OFF DEVICE (Describe Location)	•			•			•			Water Source: Public
5.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			•	•		•			Main Supply Location: Front Side
5.2	DISTRIBUTION SYSTEM: FAUCETS, PIPING, FIXTURES, EVIDENCE OF LEAKS	•								•	Size - Main Supply: 1 - 1/4"
5.3	FUNCTIONAL FLOW/DRAIN	•									Plumbing Water Supply
5.4	PLUMBING PIPING SUPPORT AND INSULATION	•									(into home): Copper
5.5	CROSS CONNECTIONS: ANTI-SIPHON FITTINGS/BACK FLOW PREVENTERS	•					•				Plumbing Water
5.6	FUEL DISTRIBUTION: NATURAL/LP (PROPANE) GAS PIPING AND SUPPORT	•				•		•			Distribution (inside home): Copper PEX Where Visible
5.7	HOT WATER HEATER: SAFETY DEVICES, TPR, FLUE VENTING	•		•		•					Plumbing Waste: ABS Where Visible
5.8	LAWN WATERING SYSTEMS	•			•	•		•			Main Fuel Shut Off
5.9	NON MUNICIPAL WATER SUPPLY SYSTEM (WELLS - CONSULT LICENSED QUALIFIED PROFESSIONALS)								•		Location: Side, Exterior
5.10	NON MUNICIPAL WASTE SYSTEMS (CONSULT LICENSED QUALIFIED PROFESSIONALS)								•		Water Heater Power
5.11	SOLAR SYSTEMS (OUTSIDE OUR SCOPE OF INSPECTION)								•		Source: Gas
5.12	WATER SOFTENER/TREATMENT SYSTEMS (OUTSIDE OUR SCOPE OF INSPECTION)				•			•			Water Heater Capacity: Tankless
											Water Heater Location: Garage

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IN NI RR CS CE SA M NA S

Comments:

5.0 The water meter's dial did not appear to be turning or operating at the time of inspection. This indicates that there are no active underground water leaks at the time of inspection. Recommend consulting the seller or the utility company for any recent water bills to ensure there are no unusual usage spikes directly related to water consumption. (M) (CS)

Consult the seller the maintenance and operation of the water reverse osmosis system. The water reverse osmosis filtration system is outside our scope of inspection. (CS)



5.1 The Drain, Waste and Vent (DWV) systems appeared to be in working order at the time of inspection. Consult the seller for any past repairs or modifications. The underground sewer systems are outside the scope of inspection. (CS) (CE) (M)

5.5 Absence of anti-siphon fittings was observed at hose bib locations. Recommend installing where necessary. (SA) (CE)

5.6 For safety purposes monitor gas lines for leaks. If you detect any suspicious odor indicating any possible gas leaks, immediately notify the gas company and the appropriate qualified licensed contractor for further evaluation and repairs. Underground and exterior gas and fuel lines are outside our scope of inspection. (CE) (M)



5.6 Item 1(Picture) Main Gas Valve and Meter

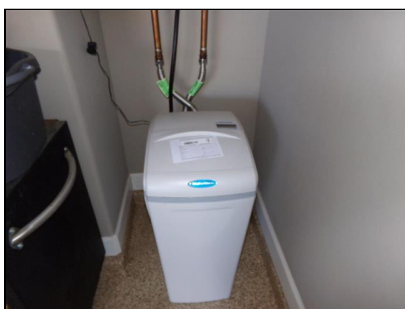
5.7 A Rinnai Tankless hot water heater is presently installed in the garage. The heater appeared to be in proper working order at the time of inspection. Consult the seller and manufacturer for proper maintenance and operation. (CS) CE)



5.7 Item 1(Picture) Rinnai Tankless Water Systter

5.8 Lawn watering systems are outside the scope of our inspection. Recommend having the yard watering system evaluated by a landscape professional in order to ensure proper operation of the irrigation system. (CS) (M) (CE)

5.12 The water softener is low on salt. Water filters/softeners and any water filtration system units were not inspected since they are outside our scope of inspection. Recommend consulting the seller regarding the system's installation, maintenance history and operation. (CS) (M)



5.12 Item 1(Picture) Water Softner

6. ELECTRICAL SYSTEMS

		IN	NI	RR	CS	CE	SA	M	NA	S	Styles & Materials
6.0	SERVICE ENTRANCE CONDUCTORS	•								•	Electrical Conductors
6.1	LOCATION OF MAIN AND DISTRIBUTION SUB-PANELS	•				•		•			Entrance: Below ground
6.2	SERVICE GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, DISTRIBUTION PANEL	•								•	Panel Capacity/Phase: 200 AMP Single Phase
6.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES/COMPATABILITY - AMPERAGE/VOLTAGE	•			•	•		•			Panel Type: Circuit breakers
6.4	CONNECTED DEVICES AND FIXTURES (A REPRESENTATIVE NUMBER)	•								•	Branch wire 15 and 20
6.5	RECEPTACLES - POLARITY AND GROUNDING (A REPRESENTATIVE NUMBER)	•								•	AMP: Copper
6.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•								•	Wiring Methods: Romex Conduit Where Visible
6.7	OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTER)	•								•	Main Panel Location: Exterior, Side
6.8	SMOKE DETECTORS	•				•		•			
6.9	CARBON MONOXIDE DETECTORS	•				•		•			

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IN NI RR CS CE SA M NA S

Comments:

6.1 The main electrical panel was inspected. No deficiencies were found at the time of inspection. (CE) (M)



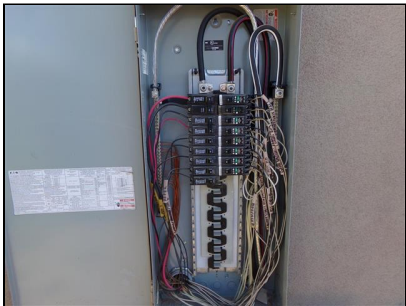
6.1 Item 1(Picture) Main Electrical Panel



6.1 Item 2(Picture) Main Electrical Panel - Interior



6.1 Item 3(Picture) Sub-Panel



6.1 Item 4(Picture) Sub-Panel Interior

6.3 Low voltage and wireless systems such as yard lighting, fire and safety alarms, television cable and dish systems, surround sound systems, voice activated systems or any other ***low voltage system is outside our scope of inspection.*** Recommend consulting with the seller or with the qualified licensed expert of the respective system in question for further evaluation and operation. (CE) (CS) (M)

6.8 Smoke detectors are outside our scope of inspection. Recommend testing and replacing the batteries as part a regular maintenance program to ensure proper operation. Consult the local municipality for regulations and requirements regarding smoke detectors. (M) (CE)

6.9 Carbon Monoxide detectors are outside our scope of inspection. Recommend testing and replacing the batteries as part a regular maintenance program to ensure proper operation. Consult the local municipality for regulations and requirements regarding carbon monoxide detectors. (M) (CE)

7. HEATING

		IN	NI	RR	CS	CE	SA	M	NA	S	Styles & Materials
7.0	HEATING EQUIPMENT	•						•			Heat Type: Appears to be Gas Furnace
7.1	NORMAL OPERATING CONTROLS	•								•	Energy Source: Gas
7.2	AUTOMATIC SAFETY CONTROLS	•								•	Number of Heat Systems (excluding wood): Two
7.3	HEAT DISTRIBUTION SYSTEMS (Including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, disconnects, fan coil units and convectors)	•								•	Ductwork: Flexible Tubing Metal Ducts
7.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•								•	Filter Type: Disposable
7.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•								•	Filter Location: Ceiling Register
7.6	FIREPLACES/SOLID FUEL DEVICES (Including chimneys, flues and vents)								•		Types of Fireplaces: None

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Comments:

7.0 The heating system was inspected and tested. It produced heat and operated properly at the time of inspection. (M)



7.0 Item 1(Picture) Heat Temperature - Supply


8. CENTRAL AIR CONDITIONING

		IN	NI	RR	CS	CE	SA	M	NA	S	Styles & Materials
8.0	COOLING AND AIR HANDLER EQUIPMENT	•			•			•			Cooling Equipment Type: Air Conditioner Unit
8.1	NORMAL OPERATING CONTROLS	•								•	Cooling Equipment Size: Appears to be 2.5 Ton 3.5 Ton
8.2	DISTRIBUTION SYSTEMS (Including fans, pumps, ducts, piping supports, isulation, air filters, registers, fan coil units and convectors)	•								•	System Location: Ground Mounted
8.3	AIR FILTER - CONDITION	•								•	Number of Systems: Two
8.4	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•								•	Filter Location: Ceiling Register
8.5	CONDESATE DRAIN - TUBING/PAN	•		•		•					Fuel Source: Electric


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Comments:


8.0 The BRYANT Brand (R-410A Refrigerant) AC system operated and produced cool air at the time of the inspection. Recommend seasonal service, cleaning and further evaluation of the system by a qualified licensed HVAC contractor to insure that the unit is operating at its optimal condition. Home inspectors are not required to determine size, adequacy, age or efficiency of the HVAC systems. Recommend monitoring duct work and related connections for any signs of air leaks. Consult the seller for any past repairs or services done to the system. (CS) (M)



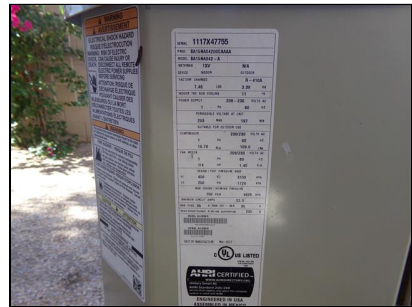
8.0 Item 1(Picture) Ground Mounted Condenser 1




8.0 Item 2(Picture) Ground Mounted Condenser 2




8.0 Item 3(Picture) Ground Mounted Condenser - Manufacturer's Label



8.0 Item 4(Picture) Ground Mounted Condenser - Manufacturer's Label 2



8.0 Item 5(Picture) A/C Temperature - Supply



8.0 Item 6(Picture) A/C Temperature - Return



8.0 Item 7(Picture) Attic Located
Air Handler



8.0 Item 8(Picture) Attic Located
Air Handler 2

8.5 The condensate drain pan shows evidence of possible past plugged main drain. As a result, rusting stain was observed underneath the PVC overflow piping at the exterior of the structure and to the inside of the attic located overflow pan. Recommend having the overflow pan cleaned and serviced by a licensed HVAC contractor. (CS) (RR) (CE)



8.5 Item 1(Picture) Rusted
Condensate Pan

9. INTERIOR ROOMS

		IN	NI	RR	CS	CE	SA	M	NA	S	Styles & Materials
9.0	CEILINGS	•								•	Ceiling Materials: Gypsum Board (Drywall)
9.1	WALLS	•								•	Wall Material: Gypsum Board (Drywall)
9.2	FLOORS	•								•	Floor Covering(s): Tile Area rug
9.3	STEPS, STOOPS, STAIRWAYS, BALCONIES AND RAILINGS	•								•	Interior Doors: Wood
9.4	DOORS (A REPRESENTATIVE NUMBER)	•								•	Cabinetry: Wood
9.5	WINDOWS (A REPRESENTATIVE NUMBER)	•								•	
9.6	SIGNS OF WATER INTRUSION	•								•	
9.7	OUTLETS, SWITCHES AND FIXTURES (A REPRESENTATIVE NUMBER)	•								•	
9.8	MEANS OF EGRESS/SAFETY GLAZING	•								•	

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IN NI RR CS CE SA M NA S

Comments:

9.1 Remove setting 2x4 under the cabinet. Repair wall if necessary after removal. (RR)



9.1 Item 1(Picture) Remove 2x4

10. BATHROOM AND COMPONENTS

		IN	NI	RR	CS	CE	SA	M	NA	S
10.0	CEILING	•								•
10.1	WALLS	•								•
10.2	FLOORS	•								•
10.3	DOORS	•								•
10.4	WINDOWS	•								•
10.5	COUNTERS AND CABINETS (A REPRESENTATIVE NUMBER)	•								•
10.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•								•
10.7	PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES	•		•						
10.8	OUTLETS, SWITCHES AND FIXTURES	•								•
10.9	EXHAUST FAN, VENTILATION/WINDOWS	•								•

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Comments:

10.7 Secure loose faucet assembly at master sink for proper operation. (RR)



10.7 Item 1(Picture) Loose Faucet

11. KITCHEN COMPONENTS AND APPLIANCES

		IN	NI	RR	CS	CE	SA	M	NA	S	Styles & Materials
11.0	CEILING	•								•	Countertop: Appears to be Quartz (Engineered Stone)
11.1	WALLS	•								•	
11.2	FLOORS	•								•	Dishwasher: Present
11.3	DOORS	•									Exhaust/Range hood: VENTED
11.4	WINDOWS	•									Range/Oven: Electric Gas
11.5	COUNTERS/CABINETS (REPRESENTATIVE NUMBER)	•								•	Built in Microwave: Present
11.6	PLUMBING WATER SUPPLY, WASTE, DRAIN, VENTS AND FIXTURES	•								•	Trash Compactors: None
11.7	OULETS, SWITCHES AND FIXTURES	•								•	
11.8	DISHWASHER, APPLIANCES	•								•	
11.9	RANGES, OVENS, COOKTOPS	•								•	
11.10	RANGE HOOD (S)	•								•	
11.11	FOOD WASTE DISPOSER	•								•	
11.12	MICROWAVE COOKING EQUIPMENT	•								•	
11.13	TRASH COMPACTOR	•								•	

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IN NI RR CS CE SA M NA S

Comments:

11.8 Refrigerators, ice makers and beverage coolers are outside the scope of inspection. (CS) (M)

11.9 Kitchen Appliances operated properly. No deficiencies found at the time of inspection. (M)



11.9 Item 1(Picture) Stove - Functioning

12. LAUNDRY

		IN	NI	RR	CS	CE	SA	M	NA	S	Styles & Materials
12.0	LAUNDRY PROVISIONS	•						•			Location: Interior
12.1	LAUNDRY SINK	•								•	Fuel Source: Electric

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IN NI RR CS CE SA M NA S

Comments:

12.0 Washer and dryer are outside our scope of inspection. Our inspection covers power and water supply to the appliances. No deficiencies found at the time of inspection. (M)



12.0 Item 1(Picture) Laundry Facility



12.0 Item 2(Picture) Valve Box

13. Swimming Pools, Equipment and Safety

		IN	NI	RR	CS	CE	SA	M	NA	S	Styles & Materials
13.0	PROTECTIVE BARRIER FENCE A GATES	•		•		•	•				Style: In ground
13.1	ELECTRICAL (GFCI Protected electrical outlets, bond wiring, etc)	•								•	Shape: Square
13.2	SURFACE WALLS AND FLOOR - SIGNS OF STAINING OR DAMAGES TO THE POOL'S SURFACE (Determination of any pool components is not part of our inspection)	•								•	Wall Material: Appears to be Pebble Tec
13.3	PUMP MOTOR OPERATION	•								•	
13.4	FILTER (Backwash discharge or drains and their location is not part of our inspection)	•				•					
13.5	OPERATIONAL CONDITION OF THE POOL	•				•					
13.6	CONDITION OF PERMANENT ACCESSORIES (Ladders, steps, rails and diving boards)								•		
13.7	MAIN POOL DRAINS (Dual/single drains, anti voltex covers or flat) SKIMMER/STRAINER BASKETS	•								•	
13.8	VALVES (Jandy, ball, gate, etc.)	•								•	
13.9	POOL HEATERS	•		•		•		•			

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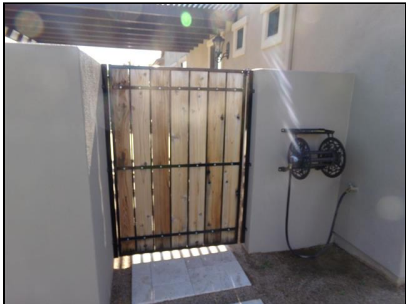
IN NI RR CS CE SA M NA S

Comments:

13.0 The child safety provisions are inadequate/incomplete. Recommend complying with the local municipality's requirement to meet safety requirement. Recommend consulting with a licensed pool professional for further clarification. (RR) (CE)

Interior doors to pool is lacking a secondary latching/locking mechanism or alarm at 54" or higher. Recommend installation. (RR) (SA)

The side gate does not self close or latches. Recommend repairing/replacing in order to prevent a possible safety aspect (RR) (SA)



13.0 Item 1(Picture) Gate Needs Self Closing mechanism

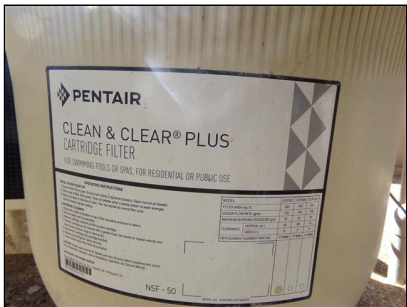
13.4 The pool has a fabric type cartridge style water filter. Recommend monitoring the pressure for proper operation of the system. Replace filters as a regular maintenance routine for optimal operation of the filtration system. Recommend further evaluation by a qualified licensed pool contractor for solutions and repairs. (CE)



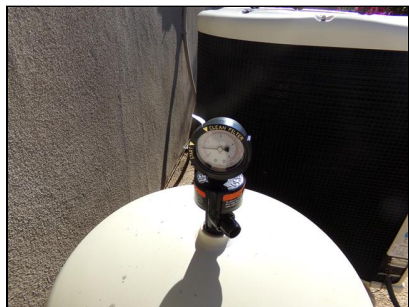
13.4 Item 1(Picture) Pool Valves and Equipment



13.4 Item 2(Picture) Pool Filter



13.4 Item 3(Picture) Pool Filter Info Label



13.4 Item 4(Picture) Filter Pressure Gage

13.5 The pool water level auto fill device is not operational or missing. Evaluate Recommend further evaluation by a qualified licensed pool contractor for recommendations on operation and maintenance. (CE)

Auto cover - Code: 1583

Recommend monitoring the chemical balance of the pool's water, including chlorine, phosphorates, stabilizers, pH, calcium and salt levels (If a salt water pool) etc. as necessary. (M) (CE)



13.5 Item 1(Picture) Pool Cover Controller



13.5 Item 2(Picture) Auto-Fill missing Float

13.9 The pool heated was engaged from the main pool panel and it operated properly at the time of inspection. Recommend annual cleaning and servicing for optimal operation. (RR) (CE) (M)



13.9 Item 1(Picture) Pool Heater



13.9 Item 2(Picture)
Manufacturer's Label

General Summary



Entire Valley Home Inspections, LLC

**P.O. Box 299
Queen Creek, AZ 85142**

**Customer
SAMPLE REPORT**

**Address
12345 SPECIAL DRIVE
SOMEWHERE ARIZONA 85000**

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

1. STRUCTURAL COMPONENTS

1.0 DWELLING STATUS

Inspected, CS=Consult Seller, Monitor

Cosmetic, general maintenance and normal use of the structures items are not part of the home inspection. Consult the seller if cosmetic items are of concern and importance to you. (CS)

Home/garage has occupant belongings and furnishings in place making some areas inaccessible thus making it difficult and improper to efficiently inspect some areas of the structure. (M) (CS)

2. EXTERIOR

2.0 WALL CLADDING, FLASHING AND TRIM

Inspected, Repair/Replace, Consult Expert, Monitor

Some slight common cracking at exterior stucco locations. Monitor and repair any cracking and damaged paint imperfections as necessary (M) (RR)

Animal access door was cut through one of the structure walls at location. Recommend consulting a qualified

licensed contractor to ensure that the structural integrity of the structure was not compromised or that no electrical/plumbing components were not cut in the process. (CE) (M)

2.1 DOORS (EXTERIOR/ENTRY)

Inspected, Safety Aspect

Exterior door have key operated inside deadbolt locks thus creating a possible safety aspect in the event an emergency exit or possible fire. Recommend replacing with a thumb turn type deadbolt (SA) (RR)

2.3 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/COVER AND RAILINGS

Inspected, Repair/Replace

Damages at exterior porch drywall ceiling. Repair drywall surfaces and textures and paint locations as necessary. (RR)

2.7 FENCES AND GATES

Inspected, Repair/Replace, Monitor

Lubricate fence gates. Fences and gates are outside of our scope of inspection. Recommend monitoring fences and gates and repairing as needed. (RR) (M)

Re-apply wood stain/wood sealer to fence gate. The original application has faded and the wood is currently bare and susceptible to wood damage because of lack of paint/wood sealer. (RR)

3. ROOF SYSTEMS/CHIMNEYS AND ATTIC

3.0 ROOF COVERINGS

Inspected, Consult Expert, Monitor

As per the "Arizona Standards of Professional Practice for Home Inspectors", Home inspectors are not required to walk on roofs. However, when deemed reasonable and safe, our company inspector will access the roof for a "Partial roof inspection" (M) (CE)

Cracked roof tile at above garage. Have tiles in question either sealed with roofing cement or replace in order to prevent water damage and intrusion. (RR) (CE)

3.4 ROOF DRAINAGE SYSTEMS (GUTTERS/DOWNSPOUTS)

Inspected, Repair/Replace

The downspouts need splash-blocks in order to prevent soil erosion and undermining of the foundation. (RR)

3.7 INSULATION IN ATTIC (DISPLACED, DAMAGED OR MISSING)

Inspected, Monitor

Polyurethane Foam was applied at the underside of roof sheathing in attic. As a result, water stains and possible water leaks can not be properly observed. (M)

5. PLUMBING SYSTEMS

5.0 MAIN WATER SHUT-OFF DEVICE (Describe Location)

Inspected, CS=Consult Seller, Monitor

The water meter's dial did not appear to be turning or operating at the time of inspection. This indicates that there are no active underground water leaks at the time of inspection. Recommend consulting the seller or the utility company for any recent water bills to ensure there are no unusual usage spikes directly related to water consumption. (M) (CS)

Consult the seller the maintenance and operation of the water reverse osmosis system. The water reverse osmosis filtration system is outside our scope of inspection. (CS)

- 5.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS
- Inspected, CS=Consult Seller, Consult Expert, Monitor
- The Drain, Waste and Vent (DWV) systems appeared to be in working order at the time of inspection. Consult the seller for any past repairs or modifications. The underground sewer systems are outside the scope of inspection. (CS) (CE) (M)
- 5.5 CROSS CONNECTIONS: ANTI-SIPHON FITTINGS/BACK FLOW PREVENTERS
- Inspected, Safety Aspect
- Absence of anti-siphon fittings was observed at hose bib locations. Recommend installing where necessary. (SA) (CE)
- 5.6 FUEL DISTRIBUTION: NATURAL/LP (PROPANE) GAS PIPING AND SUPPORT
- Inspected, Consult Expert, Monitor
- For safety purposes monitor gas lines for leaks. If you detect any suspicious odor indicating any possible gas leaks, immediately notify the gas company and the appropriate qualified licensed contractor for further evaluation and repairs. Underground and exterior gas and fuel lines are outside our scope of inspection. (CE) (M)
- 5.7 HOT WATER HEATER: SAFETY DEVICES, TPR, FLUE VENTING
- Inspected, Repair/Replace, Consult Expert
- A Rinnai Tankless hot water heater is presently installed in the garage. The heater appeared to be in proper working order at the time of inspection. Consult the seller and manufacturer for proper maintenance and operation. (CS) CE)
- 5.8 LAWN WATERING SYSTEMS
- Inspected, CS=Consult Seller, Consult Expert, Monitor
- Lawn watering systems are outside the scope of our inspection. Recommend having the yard watering system evaluated by a landscape professional in order to ensure proper operation of the irrigation system. (CS) (M) (CE)
- 5.12 WATER SOFTENER/TREATMENT SYSTEMS (OUTSIDE OUR SCOPE OF INSPECTION)
- CS=Consult Seller, Monitor
- The water softener is low on salt. Water filters/softeners and any water filtration system units were not inspected since they are outside our scope of inspection. Recommend consulting the seller regarding the system's installation, maintenance history and operation. (CS) (M)

6. ELECTRICAL SYSTEMS

- 6.1 LOCATION OF MAIN AND DISTRIBUTION SUB-PANELS
- Inspected, Consult Expert, Monitor
- The main electrical panel was inspected. No deficiencies were found at the time of inspection. (CE) (M)
- 6.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES/COMPATABILITY - AMPERAGE/VOLTAGE
- Inspected, CS=Consult Seller, Consult Expert, Monitor
- Low voltage and wireless systems such as yard lighting, fire and safety alarms, television cable and dish systems, surround sound systems, voice activated systems or any other *low voltage system is outside our scope of inspection*. Recommend consulting with the seller or with the qualified licensed expert of the respective system in question for further evaluation and operation. (CE) (CS) (M)
- 6.8 SMOKE DETECTORS
- Inspected, Consult Expert, Monitor
- Smoke detectors are outside our scope of inspection. Recommend testing and replacing the batteries as part a regular maintenance program to ensure proper operation. Consult the local municipality for regulations and requirements regarding smoke detectors. (M) (CE)
- 6.9 CARBON MONOXIDE DETECTORS
- Inspected, Consult Expert, Monitor

Carbon Monoxide detectors are outside our scope of inspection. Recommend testing and replacing the batteries as part a regular maintenance program to ensure proper operation. Consult the local municipality for regulations and requirements regarding carbon monoxide detectors. (M) (CE)

7. HEATING

7.0 HEATING EQUIPMENT

Inspected, Monitor

The heating system was inspected and tested. It produced heat and operated properly at the time of inspection. (M)

8. CENTRAL AIR CONDITIONING

8.0 COOLING AND AIR HANDLER EQUIPMENT

Inspected, CS=Consult Seller, Monitor

The BRYANT Brand (R-410A Refrigerant) AC system operated and produced cool air at the time of the inspection. Recommend seasonal service, cleaning and further evaluation of the system by a qualified licensed HVAC contractor to insure that the unit is operating at its optimal condition. Home inspectors are not required to determine size, adequacy, age or efficiency of the HVAC systems. Recommend monitoring duct work and related connections for any signs of air leaks. Consult the seller for any past repairs or services done to the system. (CS) (M)

8.5 CONDESATE DRAIN - TUBING/PAN

Inspected, Repair/Replace, Consult Expert

The condensate drain pan shows evidence of possible past plugged main drain. As a result, rusting stain was observed underneath the PVC overflow piping at the exterior of the structure and to the inside of the attic located overflow pan. Recommend having the overflow pan cleaned and serviced by a licensed HVAC contractor. (CS) (RR) (CE)

10. BATHROOM AND COMPONENTS

10.7 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

Inspected, Repair/Replace

Secure loose faucet assembly at master sink for proper operation. (RR)

12. LAUNDRY

12.0 LAUNDRY PROVISIONS

Inspected, Monitor

Washer and dryer are outside our scope of inspection. Our inspection covers power and water supply to the appliances. No deficiencies found at the time of inspection. (M)

13. Swimming Pools, Equipment and Safety

13.0 PROTECTIVE BARRIER FENCE A GATES

Inspected, Repair/Replace, Consult Expert, Safety Aspect

The child safety provisions are inadequate/incomplete. Recommend complying with the local municipality's requirement to meet safety requirement. Recommend consulting with a licensed pool professional for further clarification. (RR) (CE)

Interior doors to pool is lacking a secondary latching/locking mechanism or alarm at 54" or higher. Recommend installation. (RR) (SA)

The side gate does not self close or latches. Recommend repairing/replacing in order to prevent a possible safety aspect (RR) (SA)

13.4 FILTER (Backwash discharge or drains and their location is not part of our inspection)

Inspected, Consult Expert

The pool has a fabric type cartridge style water filter. Recommend monitoring the pressure for proper operation of the system. Replace filters as a regular maintenance routine for optimal operation of the filtration system. Recommend further evaluation by a qualified licensed pool contractor for solutions and repairs. (CE)

13.5 OPERATIONAL CONDITION OF THE POOL

Inspected, Consult Expert

The pool water level auto fill device is not operational or missing. Evaluate Recommend further evaluation by a qualified licensed pool contractor for recommendations on operation and maintenance. (CE)

Auto cover - Code: 1583

Recommend monitoring the chemical balance of the pool's water, including chlorine, phosphates, stabilizers, pH, calcium and salt levels (If a salt water pool) etc. as necessary. (M) (CE)

13.9 POOL HEATERS

Inspected, Repair/Replace, Consult Expert, Monitor

The pool heater was engaged from the main pool panel and it operated properly at the time of inspection. Recommend annual cleaning and servicing for optimal operation. (RR) (CE) (M)

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

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INVOICE

Entire Valley Home Inspections, LLC
P.O. Box 299
Queen Creek, AZ 85142
Inspected By: Fernando Medina

Inspection Date: 11/22/2019
Report ID: 11-22-2019A-FM

Customer Info:	Inspection Property:
SAMPLE REPORT	12345 SPECIAL DRIVE SOMEWHERE ARIZONA 85000
Customer's Real Estate Professional: Internet Search	

Inspection Fee:			
Service	Price	Amount	Sub-Total
Special Rate:	400.00	1	400.00
Wood Destroying Insect	50.00	1	50.00
Inspection Discount	-50.00	1	-50.00
Pool Inspection	50.00	1	50.00
			Tax \$0.00
			Total Price \$450.00

Payment Method:
Payment Status:
Note: