

INSPECTION CONDITIONS

Tuscany Home Inspections, LLC. Inspector Steve Haldeman Certificate #41253 Phone 623-293-7143.

Inspector- Steve Haldeman- Certification # 41253. If this is a pre existing home the inspection is done to the best of our abilities to meet the standards of practice of the AZBTR(Arizona Board of Technical Registration) and the A.S.H.I standards of practice. Please read AZBTR booklet included in 3ring binder. If you did not receive a booklet please contact us at 623-293-7143 to get one or go to the AZBTR website at www.azbtr.gov and print out. If this is a new construction pre drywall or pre concrete pour inspection it is our understanding that the BTR does not have standards for this. Our inspection will include a general check for workmanship and quality as well as general safety. These are NOT code compliance inspections. Please read the pre inspection agreement as it limits our liability.

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:

January 24, 2011.

CLIENT NAME:

Mr. Sample.

CLIENT PHONE #:

CLIENT FAX #:

INSPECTION SITE:

ABC lane.

INSPECTION SITE

CITY/STATE/ZIP:

Surprise, AZ 85374.

CLIMATIC CONDITIONS:

WEATHER:

Partly Cloudy.

SOIL CONDITIONS:

Damp.

APPROXIMATE

OUTSIDE

TEMPERATURE in F:

50-60.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:

Southwest, South.

ESTIMATED AGE OF

HOUSE:

2005.

BUILDING TYPE:

Single family home.

STORIES:

1

SPACE BELOW

GRADE:

Ground floor living area, Slab is concrete.

UTILITY SERVICES:

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

COMMENTS:

Termite inspection has been done by Steve Haldeman of Tuscany Home Inspections under the qualifying party license of Action Termite Control.

HOUSE OCCUPIED?

Yes.

PEOPLE PRESENT:

Homeowners. Listing agent. Buyers agent.

PAYMENT INFORMATION:

TOTAL FEE:

\$260.00. Discounted rate.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR AND/OR FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:

Appears to be wood framing with wall cladding of: Stucco.

CONDITION:

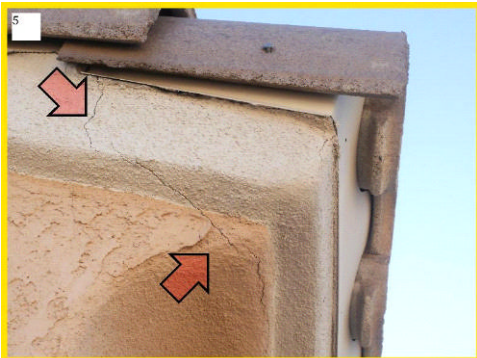
Cracks noted. Repairs needed, such as at: SW fascia (picture 5). Caulk/sealing is needed, such as at: Wall mounted light fixtures (picture 3), around combustion vent at East garage wall as can be seen from water marks on drywall and at gaps between weep screed and concrete slab, such as at SW area (picture 6). Note: soffit vent is displaced at NW area. Recommend further evaluation and corrections by a qualified and competent contractor.



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6.JPG



5.JPG

COLUMNS:

Columns are relatively straight, plumb and secure, such as at rear patio area.

TRIM:

MATERIAL:

Stucco.

CONDITION:

Appears serviceable.

SOFFIT AND FASCIA

MATERIAL

Stucco.

CONDITION

See notes above.

CHIMNEY:

MATERIAL:

Metal flue exiting roof.

CONDITION:

Appears serviceable.

SLAB ON GRADE:

CONDITION:

Typical cracks are noted. Can not view slab at interior due to floor coverings. Viewing limited at exterior due to paint and vegetation. Post Tension concrete per garage stamp.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

**ACCESSIBILITY AND
CONDITION:**

Truss framing in tact as far as visible. No walk boards are provided. No stains were seen to indicate leakage. Ventilation is provided, soffit/eaves area, gable, roof top. Truss bracing only has one nail per truss- Picture 9 (some have no nails).



9.JPG

**INSULATION TYPE
AND CONDITION:**

Fiberglass- Blown. Over all depth of insulation is adequate. Insulation is displaced, such as over living room where light has been replaced(picture 12).



DEPTH AND R-FACTOR:

11 inches, 15 inches. Roughly R-32-34 after the insulation has been leveled out.

ROOF:

STYLE:

Gable, Flat/Low slope at rear patio.

TYPE:

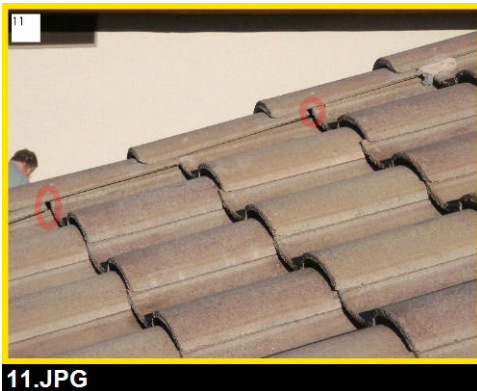
Tile, Rolled composition.

ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

Over all condition of roof is adequate as far as visible. Open areas at roof edges are not fully sealed, such as at West end (picture 11). One area has been "mud balled" in, such as at the top of the picture. A qualified and competent roofing contractor should be called to make further evaluation and repairs as needed.



EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal. Appears serviceable over all. Storm collar is missing from water heater/furnace flue (picture 10). A qualified and competent roofing contractor should be called to make further evaluation and repairs as needed.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

None. We routinely recommend installing gutters to help with site drainage.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Appears to be copper. Limited visibility due to paint and pipe going under ground. Valve location- West exterior. Front yard.

CONDITION:

Line is in tact with no leaks detected. Valve not tested.62.

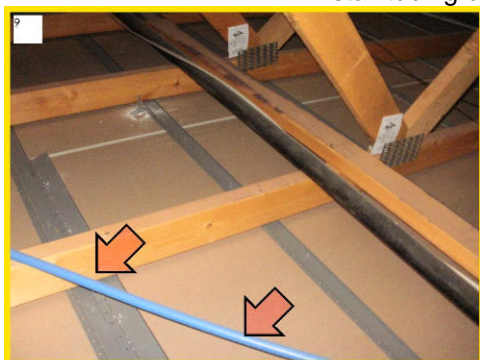
SUPPLY LINES:

MATERIAL:

Combination of materials, Copper, Aqua pex plumbing lines seen.

CONDITION:

Functional flow is adequate. Lines not fully visible. Pex lines are not covered with insulation, such as over garage(picture 9). Wirsbo pex manual states: "Caution: When installing in attics, install tubing below the insulation to protect from excessive heat or cold."



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Vacuum breakers and Anti Siphon Devices:

Can not view irrigation due to coverings. Vacuum breakers appear to be in working order at hose bibs.

WASTE LINES:

MATERIAL:

Combination of materials. ABS.

CONDITION:

Functional drainage is adequate. Lines not fully visible. Plumbing vents appear serviceable.

HOSE FAUCETS:

OPERATION:

Functional. Leaks noted during operation at handle of hose bib, such as at NW.

WATER HEATER:

TYPE:

Gas.



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SIZE:

40 Gallons.

LOCATION:

Garage.

CONDITION:

Unit is producing hot water. Pressure relief valve noted, not tested. Follow manufacturers instructions. A water shutoff valve is installed. Not tested. Flue vent is present, however, roof top is missing the storm collar (picture 10) and flue is displaced at the draft hood (picture 7). Recommend further evaluation and any corrections by qualified and competent plumber.



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FUEL SYSTEM:

METER/TANK

LOCATION-CONDITIO

N:

System appears serviceable, however, we routinely recommend contacting gas company for a check up. Meter located at exterior: East. Stub noted at NW exterior.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION:

Appears serviceable, Cracks noted are typical.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Cracks noted are typical.

LANDSCAPING:

CONDITION:

Maintenance needed. Timer did respond to manual programming test. Missing heads noted, such as at: front.

GRADING:

SITE:

Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Improvements needed, such as at: front, West and East garage(low area next to electrical panel).

PATIO:

TYPE:

Concrete.

CONDITION:

Cracks noted - typical.

PATIO/PORCH COVER:

TYPE:

Shed roof.

CONDITION:

See roof report. Ceiling is damaged, possibly from spraying with the hose. Roofing materials does not show any indication leakage.

FENCES & GATES:

TYPE:

Metal.

CONDITION:

Appears serviceable.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION:

200 amps, Underground, 110/220 Volt, Circuit breakers, Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

Exterior of house, East, Appears serviceable, Circuit and wire sizing correct so far as visible. Grounding system is present. Bonded to: gas line.

Inspector Notes:

Arc fault breakers not tested due to personal equipment possibly being plugged into these circuits during inspection.

OF 110 VOLT CIRCUITS:

20- 15 and 20 amps.

OF 220 VOLT CIRCUITS:

3- 30 amp, 50 amps.

SUB PANEL NOTES:

Fountain timer has an open knock out hole that should be capped.

CONDUCTORS:

ENTRANCE CABLES:

Cannot determine.

BRANCH WIRING:

Copper. Aluminum (220 volt OK), Romex. Unsafe conditions exist, such as at fountain conduit (picture 4). Wires are without the benefit of underground rated conduit. Light appears to have been replaced over living room (picture 12).



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12.JPG

SWITCHES & OUTLETS:

CONDITION:

As a whole, outlets and switches throughout the house are in serviceable condition. All g.f.c.i outlets are functional.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.
NOTE: Asbestos materials have been commonly used in heating systems.
Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF

PRIMARY UNIT:

Garage.

SYSTEM TYPE:

Forced Air.

**FUEL TYPE AND
NOTES:**

Natural Gas. Gas line lacks a proper drip leg and sediment trap. Very common defect.

CAPACITY OF UNIT:

80,000 btus.

**APPROXIMATE AGE IN
YEARS:**

5

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Appears operational.

DOOR SWITCH

Functional.

**BURNERS/HEAT
EXCHANGERS:**

Burner Flame(s) appear typical. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

PUMP/BLOWER FAN:

Unit(s) appears to be operating sufficiently.

COMBUSTION AIR:

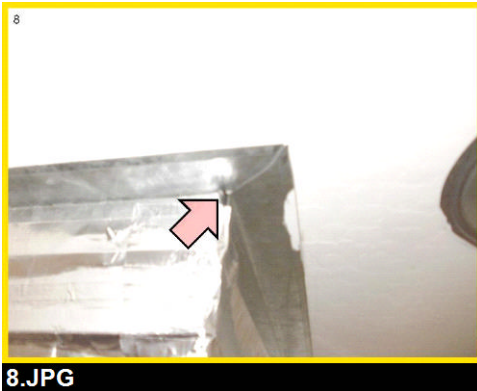
Vents blocked at East garage. Remove obstructions in and around cabinets.

VENTING:

Appears serviceable.

AIR PLENUM:

Air leaks noted- Sealing is recommended, such as at garage(picture 8).



AIR FILTERS:

Appear serviceable.

NORMAL CONTROLS:

Functional, Thermostat was in tact and fan only mode was functional.

GENERAL

SUGGESTIONS:

Recommend adding Carbon Monoxide detectors.

AIR CONDITIONING:

TYPE:

Central, Split system.

POWER SOURCE:

220 Volt.

COMPRESSOR AGE IN YEARS:

5

CAPACITY OF UNIT:

5 tons.

SYSTEM CONDITION:

Air conditioning/cooling was not tested due to overnight temperatures being below 65 degrees(industry standard). If the unit is tested there is a risk of damaging the compressor. Recommend placing a warranty on the cooling system.

CONDENSATE LINE:

Condensate line installed. Line not fully visible, Recommend directing condensate drain line water away from house.

DUCTWORK:

TYPE:

Flexible Round. Excessive sags/bend/dips/restrictions noted, such as at West end(pictures 14 and 15).



DUCTS/AIR SUPPLY:

Air flow appears adequate at all rooms.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

Door is functional with typical scratches and dents. Key only dead bolt can be very dangerous in the event of a fire. Consider changing to a lever latch(this applies to all exterior doors)

OTHER EXTERIOR DOORS:

Sliding glass. Door(s) operational.

INTERIOR DOORS:

Adjustments needed. Doors in general are functional.

WINDOWS:

TYPE & CONDITION:

Metal. Sliding. Fixed pane. Single hung. Double pane. Windows in general are operational/functional.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall. Typical cracks noted. Stored items or furnishings prevent full inspection. Base is split at hall bath.

CEILINGS:

TYPE & CONDITION:

Drywall. Typical cracks noted.

FLOORS:

TYPE & CONDITION:

Carpet. Tile. General condition appears serviceable. Stored items or furnishings prevent full inspection.

FIREPLACE/WOOD BURNING DEVICES:

**LOCATION - TYPE -
CONDITION:**

Prefabricated metal. Gas supply. Damper is operational. Fireplace was found to be operational. Combustion air vent is damaged (picture 13). Recommend further evaluation and corrections by qualified and competent fireplace contractor.



13.JPG

SMOKE / FIRE DETECTOR:

COMMENTS:

Noted, but not tested. Change all batteries and test prior to moving in. Light seen indicating direct power is on. If light does not show, it may be an indication that the smoke alarm is powered by batteries only.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Attached, Two car.

ROOF:

CONDITION:

See house roof report.

FLOOR:

CONDITION:

Typical cracks noted. Floor is not fully visible, due to stored items.

FIRE WALL:

CONDITION:

Self closing and latching door from house to garage is operational. House/garage firewall in tact. Can not verify if drywall is 5/8".

GARAGE DOOR(S):

CONDITION:

Door(s) itself appears to be in fair condition with some minor dents/scratches. Automatic door opener(s)- operational. Automatic reverse feature is, not operational. Note: All overhead doors should have fully operational auto-reverse function. Recommend further evaluation and repairs by a qualified and competent garage door technician.

MISCELLANEOUS:

Truss bracing only has one nail per truss- Picture 9 (some have no nails). There is what appears to be a soft water loop present. Sink is in tact with functional drainage and flow.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

**TYPE AND
CONDITION:**

Faucet is functional. Sink is functional. Drain is functional. Hand sprayer is functional. Viewing below sink is restricted due to personal items.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Gas, Unit is operational. Anti tip bracket is: in place but has too much play, recommend securing. Oven was smoking badly when tested.

VENTILATION:

**TYPE AND
CONDITION:**

External.

REFRIGERATOR:

**TYPE AND
CONDITION:**

Electric, Operational. Water dispenser is functional.

DISHWASHER:

CONDITION:

Unit is operational. Air gap device or high-loop is present on drain line- Proper.

GARBAGE DISPOSAL:

CONDITION:

Unit is operational.

OTHER BUILT-INS:

MICROWAVE:

Microwave unit viewed, but operation not determined.

ICE MAKER:

Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Appears to be Korion type material. Appear serviceable with scratches. Cabinets in general are functional, with minor wear noted.

SWITCHES/FIXTURES/ OUTLETS:

Appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Off garage.

CONDITION:

Plumbing appears serviceable. 220 Service-operational. No gas service viewed. Dryer venting is provided. Exhaust fan is functional.

WASHER AND DRYER:

CLOTHES WASHER:

Appears serviceable.

CLOTHES DRYER:

Electric. Functional. Dryer vent is foil. Although some builders and appliance manufacturers may allow this, we routinely recommend this be changed to a rigid or semi rigid metal to increase safety(picture 1). Wiring is displaced and missing connector at rear as well(picture 2). Recommend further evaluation and corrections by a qualified and competent appliance contractor/technician.



BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Hall.

CONDITION OF SINK:

Sink is in functional condition. Drain appear serviceable, Faucet is functional. Counters/cabinets appear serviceable, Viewing below sink area is restricted.

CONDITION OF TOILET:

Functional.

TUB/SHOWER

PLUMBING FIXTURES:

Functional. Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND

WALLS:

Tub and shower areas appear serviceable.

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA:

BATH LOCATION:

Master bedroom.

CONDITION OF SINK:

Sink is in functional condition. Drain appear serviceable(slow at right side). Viewing below sink area is restricted. Faucet is functional. Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Functional.

TUB/SHOWER

PLUMBING FIXTURES:

Functional. Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND

WALLS:

Enclosure appears serviceable.

BATH VENTILATION:

Appears serviceable.