

AAA Home Inspection Service, Inc.

P.O. Box 8852
Mesa, AZ 85214-8852
(480) 981-3303

Doc #: 1111 Inspector: Loran Olson AZ. Cert. #38599
Date: 6/12/2010
Dwelling Address: 5555 West Maple Drive
Gilbert, AZ 85296
Client Name: Jon Doe
Client's Agent: Mark Smith Real Estate Company: Mark Smith Realty (Not actual company)

This inspection was performed in accordance with, and meets or exceeds the minimum "Standards of Practice and Code of Ethics" of the American Society of Home Inspectors Inc. and the State of Arizona.

PURPOSE AND SCOPE OF INSPECTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected components of the referenced property on the date of inspection. Such opinions are rendered based on the findings of a limited time/scope home inspection performed according to the Terms and Conditions of the Pre-Home Inspection Agreement and in a manner consistent with the minimum "Standards of Practice and Code of Ethics" of the American Society of Home Inspectors and the State of Arizona.

The inspection was limited to the specified, readily accessible and installed major structural, mechanical and electrical components of the house. The inspection was limited to visual observations of apparent conditions existing at the time of the inspection only. Items and conditions that are not within the scope of the inspection shall include, but are not limited to, the following: radon testing, private sewer systems and wells, mold issues, hazardous waste, toxic substances, engineering, design, code compliance, etc. The inspector will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the inspector is not an expert in the field of environmental hazards, the client is urged to retain a qualified party to provide an environmental site assessment if desired. A recommendation for further review by a professional within a given trade of a component may be noted. Pest infestation is looked for but the inspector cannot give a termite certification. Only items listed on this report are inspected. Any items not listed are therefore, excluded from the report.

Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Some items that may be considered as cosmetic in nature may be noted to assist you in evaluating maintenance items that are in need of attention. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In the event Client discovers a material defect or other deficiency that was not identified and reported by the Inspector, Client shall so notify Inspector within 24 to 72 hours and allow Inspector and/or Inspector's designated representative to re-inspect and document the condition(s) of the material defector deficiency prior to making any repairs, alteration or replacement to said defect or deficiency.

The State of Arizona and the "American Society of Home Inspectors" (ASHI) does set general guidelines and minimum requirements for the home inspection and we strive to meet and exceed these requirements. Many of the items noted on the Inspection Report are considered as general maintenance items and may not be recognized as a condition of your sales contract.

AAA Home Inspection Service, Inc.

P.O. Box 8852
Mesa, AZ 85214-8852
(480) 981-3303

DEFINITION OF TERMS

SATISFACTORY - Performing its function at the time of the inspection. Component was in working or operating order and its condition is appropriate for its age and use.

FAIR - Component condition was sufficient for its minimum required function at the time of the inspection, but exhibited condition limitations and/or other notable concerns.

SIGNIFICANT CONCERNS - Component condition noted as a major concern or safety issue during the course of the inspection.

POOR - Component was deficient for its minimum required function at the time of the inspection or exhibited conditions that could render it significantly deficient in the immediate future.

SAFETY ISSUE - A potential or current safety concern. Correction of condition is recommended.

COMMENTS - Condition requiring further explanation. Does not necessarily represent an improper condition or need for repair.

LACK OF MAINTENANCE - Currently functioning, however needing normal, routine maintenance.

NV - Not visible/or inspected.

NA - Not applicable/not inspected.

GENERAL CONDITIONS

002	Structure	Single Family Residence; Single story.
003	Estimated/Reported Age	Approximate year of construction: 2004.
006	Weather Conditions	Mostly sunny. Temperature at the time of the inspection was 73 degrees.
008	Occupied	No

Foundation/Basement

Step #	Component	Comments
01	Foundation	Satisfactory. Slab on grade. Plumbing, HVAC or other components located within or under slab are not accessible and therefore are not inspected. Viewing is limited to areas above ground only. Typical cracks observed. Observed peeling paint and spalling of concrete - recommend a qualified repair person evaluate and seal repair painter paint as needed.
03	Bearing Structure	Satisfactory. Concealed.
03a	First Floor Design	Satisfactory. Concrete slab. Carpet, ceramic tile, vinyl flooring or other types of floor covering prevented viewing of the floor.

Site Conditions/Exterior Drainage

Step #	Component	Comments
11	Grade/Slope	Fair. Desert landscaping. Rear yard not landscaped yet. Improve at the right side of the house. Low areas observed along wall(s); recommend adding soil to divert water away from foundation. Improve at the left side of the house. Low areas observed at gate area; recommend adding soil to divert water away from yard. Recommend evaluation and repair as needed by a qualified repair person.

12	Grade Clearance at Walls	Poor. Inadequate. Recommend removing grade at random locations at rear yard to expose at least 2" of foundation to help prevent moisture damage and to allow visual inspection for possible infestation.
16	Fences/Retaining walls	Safety Issue. Concrete block fence. Replace damaged cap and secure loose caps at concrete block posts at right fence/wall. Recommend a qualified repair person evaluate and repair as needed for additional safety.
17	Gates	Fair. Wood/steel double or RV gate. Adjust the gate to latch easier. Recommend a qualified repair person evaluate and repair as needed.
18	Drives/Walks	Fair. Concrete/concrete. Normal cracking for its age.
19a	Termite damage	Further evaluation is needed by a Licensed Pest and Termite Control Operator.

Attic Ventilation & Insulation

Step #	Component	Comments
20	Attic Accessed at:	Entered; Ceiling; Hallway; Closet. Hatch.
21	Attic type	Entered; Low head room prevents full viewing; Full attic.
22	Structure	Satisfactory. 2 x 4 trusses at 24 inch centers.
23	Decking	Satisfactory. Oriented strand board.
24	Ventilation	Satisfactory. Gable vents; Soffit vents.
25	Insulation	Satisfactory. Fiberglass; Blown/loose. Approximate thickness: 12", R-30. Some insulation is out of position. Reposition insulation to achieve proper coverage. Some areas do not have equal amounts of insulation. Recommend a qualified insulation company evaluate and improve/add insulation as needed to achieve proper insulation coverage.

26	Electrical Conditions	Safety Issue. Observed electrical wires touching gas pipe at attic. Install non-conductive insulation material (wood, plastic etc.) between gas pipe and wires for safety. Recommend evaluation and repair as needed by a qualified electrician/repair person.
----	-----------------------	--

Roofs, Flashing & Chimneys

Step #	Component	Comments
30	Method of Inspection	"Walked on roof".
31	Main Roof	Satisfactory. Composition shingles.
32	Roof Design	Satisfactory. Intersecting gable with hips at the front elevation.
34a	Observations/Conditions	Satisfactory.
36	Flashings	Satisfactory. Tar/roof cement; Metal. Periodic sealing needed to prevent leakage. Recommend a qualified roofer evaluate and repair as needed to help prevent leakage.
36b	Valleys	Satisfactory. Cut shingle valley.
37	Chimneys/Flues	Poor. Pre-manufactured flue pipe. Vent caps are installed. Install storm collar/rain collar(s) at water heater and furnace flue pipes to help prevent leakage. Recommend evaluation and repair as needed by a qualified roofer. Recommend evaluation and repair as needed by a qualified roofer/plumber.

Porches, Balconies, Steps & Decks

Step #	Component	Comments
40	Porch 1	Satisfactory. Open; Covered; Front. Concrete floor. Drywall ceiling. See "Roofs" section concerning porch roof.

41	Porch 2/Patio	Satisfactory. Covered; Open; Rear. Concrete floor. Drywall ceiling. Wood framed. Wood column(s). Wood beam(s). 90 # rolled roofing.
----	---------------	---

Exterior Walls & Gutters

Step #	Component	Comments
50	Exterior Finish	Satisfactory. Stucco. 2 x 4 framed. Metal flashings. Minor stucco shrinkage cracks observed. None are significant - repair as needed. Typical with stucco. Recommend a qualified repair person evaluate and repair as needed.
51	Soffits/Fascia/Trim	Fair. Wood/wood/wood. Observed cracked trim at garage service door. Recommend evaluation and repair as needed by a qualified repair person.
54	Exterior electric/outlets	Satisfactory. GFI outlet(s). Reset located at the garage.
55	Hose Bibb(s)	Satisfactory. Rear; Side(s). Anti-siphon adapters installed.
56	Front exterior door	Fair. 3/0 x 6/8 - 1 3/4. Steel panel. Adjust door striker plate for door to fit tighter. Recommend evaluation and repair as needed by a qualified repair person.
57	Side exterior door	Fair. Solid core flush. With self closing device. Adjust door to lock easier. Recommend evaluation and repair as needed by a qualified repair person.
58	Rear exterior door	Satisfactory. Dual glazed white colored sliding door.
59	Wall insulation	NV. Un-determined.

General Plumbing

Step #	Component	Comments
60	Main Water Service	Satisfactory. 3/4 inch main visible. Copper main visible. Water pressure in PSI: 68.

61	Main Shut-off Valve	Left wall of garage.
62	Supply Piping	Satisfactory. Polyethylene. Plastic clamps. Most supports are not visible because of insulation and drywall. Functional flow is satisfactory.
63	Drainage Piping	Satisfactory. ABS plastic. Pipe supports/clamps and insulation were not visible due to drywall and insulation being installed. Functional flow is satisfactory.
64	Clean-out	Located at front yard.
65	Fixture Venting	Satisfactory. No improper conditions observed.
67	Laundry room	Poor. Washing machine shut off valves. Exhaust fan. Exhaust fan vents to exterior of house using metal duct. Exhaust fan is noisy - cleaning and lubrication may help. Recommend evaluation and repair as needed by a qualified repair person.
67b	Clothes dryer	Safety Issue. Electric outlet is satisfactory. Metal duct vents to exterior of house. Flex duct is not recommended for use to connect the clothes dryer to the wall duct. Solid duct is recommended. Ridges at flex duct will collect clothes lint quicker. Either duct must be monitored and cleaned periodically to help prevent clothes dryer fires. This is a warning to the home owner only.
69	Garage sink	Poor. Plumbed for sink - sink is not installed. Cap drain line if sink is not installed. Recommend evaluation and repair as needed by a qualified plumber.
69a	Gas Service	Poor. Meter and main shut off valve. Located at left side of garage. Black iron pipes with metal support clamps. Gas shut off valve at rear side of house (fir BBQ grill?) is properly capped for fire safety and must remain capped unless gas supply line is used. Gas was shut off to this home at the time of the inspection. Please have the gas company check any gas appliances and systems for proper operation when the gas is turned on. This is usually done at no additional charge to you.

Water Heater

Step #	Component	Comments
70	Manufacturer	American; 50 gal.. Year of manufacture: 2004.
71	Fuel Supply	Poor. Gas. Thermocoupler. Shut off valve. Fuel off to unit; could not verify operation. Recommend evaluation and repair as/if needed by a qualified plumber.
72	Operations/Connections	Satisfactory. No improper conditions observed.
73	Venting	Safety Issue. Metal vent pipe. Additional screws (three screws at each flue pipe seam/connection) recommended at venting connections. Recommend evaluation and repair as needed by a qualified repair person.
74	Relief Valve Piping	Fair. Temperature pressure relief valve discharge line drains upward. Drain line should drain down and away from the temperature pressure relief valve to prevent water from standing in the pipe and corroding the valve should this valve leak. Recommend evaluation and repair as needed by a qualified plumber.

Heating/Cooling Systems

Step #	Component	Comments
80	Heating Type	Forced warm air.
81	Manufacturer (heating)	Goodman. Year of manufacture: 2004.
81a	BTU Rating	Satisfactory. 90 K BTU input. 72 K BTU output.

82	Fuel Supply	Poor. Gas. Thermocoupler and shut off valve at furnace at attic. Fuel off to unit; could not verify operation. Recommend evaluation and repair as/if needed by a qualified HVAC repair person. Electric for a/c equipment. Observed over sized breaker at main electrical panel box. Manufacture's plate says no more than 40 amp breaker is to be used. 50 amp breaker is installed. Recommend a qualified electrician evaluate and repair as needed to help protect unit should an over current situation arise.
83	Burners/Elements	Poor. Glow plug; Jet burners. Fuel off to unit. Unable to verify operation. Recommend evaluation and repair as/if needed by a qualified HVAC repair company.
84	Venting	Safety Issue. Metal. Vent pipe is located too close to combustible materials (roof sheathing and roofing) at attic. A minimum of 1 inch clearance is required between flue pipe and combustible materials. Recommend evaluation and repair as needed by a qualified repair person.
85	Heat Exchanger	Limited access. Access to the heat exchanger is limited; we recommend the unit be inspected by the local Gas Co. or a HVAC contractor.
86	Filter	Poor. Located at the hall ceiling. It is recommended that the filter be changed/cleaned every 30 to 60 days. No filter present; recommend a qualified HVAC service/repair company clean/service and repair system as needed for peak efficiency of the system.
87	Ductwork	Satisfactory. Most ducts could not be viewed directly; Plastic clad flex-duct. Cooling source located at each room. Heating source located at each room.
88	Manufacturer (cooling)	Goodman. 4 ton unit. Year of manufacture: 2004.

89	Cooling System	Fair. Central; Electric. Cooling measured at 21 degree difference: supply and return air (typically 18 to 22 degrees). Actual temperatures measured: 51 & 72. Temperature difference is satisfactory. Recommend installing splash blocks at condensate drain(s) to help divert water away from foundation. Recommend caulking pipes at exterior walls to help prevent insects from entering walls. Observed deteriorated/missing foam pipe insulation at refrigerant lines at condensing unit. Replace foam insulation pipe wrap for added efficiency of unit. Recommend a qualified repair person evaluate and repair as needed.
91	Thermostats and Controls	Satisfactory. Standard thermostat.

Kitchen

Step #	Component	Comments
90	Sink/Faucet	Fair. Double stainless steel sinks. Single handle faucet controls. Missing drain stopper. Provide drain stopper.
91	Disposal	Poor. Insinkerator. Rusting was observed at the interior and exterior. Unit leaks. Replacement needed by a qualified plumber.
92	Dishwasher	Satisfactory. Americana. Completed cycle properly.
93	Range/Oven	Poor. Kenmore. Slide in gas. Fuel off to unit -unable to operate. Recommend evaluation and repair as/if needed by a qualified appliance repair person and/or plumber.
95	Microwave Oven	Fair. Kenmore; Non-vented. Microwave vent hood. Light(s) did not operate - bad bulb(s)?
97	Refrigerator/Freezer	N/A. None installed.
98	Electrical Outlets	Satisfactory. GFI(s) present. Reset(s) located at the kitchen.

99d	Cabinets and counter tops	Poor. Stained oak cabinets; Plastic laminate counter tops. Observed swelling at countertop seam(s). Recommend evaluation and repair as needed by a qualified repair person.
-----	---------------------------	---

Master bathroom

Step #	Component	Comments
100	Location/Observations	Full bath; Off bedroom.
101	Fixtures-Sink/Basin	Satisfactory. Stained oak cabinets; Single vanity; Cultured marble countertops.
102	Fixtures-Faucet	Poor. Single control faucet. Leakage at sink handle seals. Recommend a qualified plumber evaluate and repair as needed.
103	Fixtures-Toilet	Satisfactory. Two-piece.
104	Fixtures-Bathtub/Shower	Satisfactory. One-piece fiberglass tub/shower.
112	Ventilation	Satisfactory. Exhaust fan; Window. Exhaust fan vents to the exterior.
113	Outlets/Switches	Satisfactory. GFI circuit present. Reset located at the master bath.

Hall bathroom

Step #	Component	Comments
100	Location/Observations	Full bath; Off hallway.
101	Fixtures-Sink/Basin	Safety Issue. Stained oak cabinets; Single vanity; Cultured marble countertops. Observed cracked mirror at medicine cabinet - replace mirror for safety. Recommend evaluation and repair as needed by a qualified repair person.
102	Fixtures-Faucet	Satisfactory. Single control faucet.
103	Fixtures-Toilet	Satisfactory. Two-piece.

104	Fixtures-Bathtub/Shower	Satisfactory. One piece fiberglass tub.
112	Ventilation	Satisfactory. Exhaust fan. Exhaust fan vents to the exterior.
113	Outlets/Switches	Satisfactory. GFI circuit present. Reset located at the master bath.

Garage

Step #	Component	Comments
120	Garage Type:	2-car; Attached.
121	Roofing	See "main roof" section.
122	Roof Structure	See "attic" section.
123	Exterior Walls	See "exterior walls" section.
125	Foundation	See "foundation" section.
126	Floor	Satisfactory. Concrete.
126a	Walls	Satisfactory. Unfinished drywall.
126b	Ceilings	Satisfactory. Unfinished drywall.
127	Vehicle Doors	Fair. 1 door. Metal four section overhead door(s). Clean and lubricate for smoother operation. Secure loose weather stripping/jamb at bottom edges. Recommend evaluation and repair as needed by a qualified repair person.
127a	Service door	Satisfactory. Steel flush.
128	Opener(s)	Safety Issue. Electronic eye(s); 1 opener. Liftmaster operator. Auto reverse down pressure mechanism needs adjustment to help prevent injury. Recommend evaluation and repair as needed by a qualified repair person.
129	Firewall	Satisfactory. Fire-rated door. 5/8 inch fire rated drywall is installed.

130 Electrical Satisfactory. GFI outlet(s). Reset located at the garage.

Electrical Service

Step #	Component	Comments
140	Exterior Service	Exterior meter. Left side of the garage.
141	Service Entrance Cable	Satisfactory. Underground; In conduit. Visible components only.
142	Grounding	Satisfactory. Bonding wire installed at gas line.

Panel Box

Step #	Component	Comments
143	Panel Location	Exterior. Located at the left side of the garage.
143a	Sub-panel(s)	Satisfactory. Located at the air conditioning equipment.
144	Main Service Wires	Satisfactory. Copper.
145	Main Disconnect	Satisfactory. 200 amp; Separate breaker. Located at the main electrical panel box.
146	Manufacturer	Satisfactory. 200 amp rating; Cutler-Hammer. 120/240 volt.
147	Branch Wiring Conductors	Satisfactory. Breakers; Predominantly copper non-metallic sheathed wiring. Eight 15 amp 120 volt circuits/breakers. Nine 20 amp 120 volt circuits/breakers. Three 240 volt circuits/breakers.
150	GFI circuits	Satisfactory. Two ARC fault breakers. Resets located at main electrical panel box.

General Electrical

Step #	Component	Comments
--------	-----------	----------

151	Switches	Satisfactory.
152	Outlets	Satisfactory.
153	Exterior fixtures	Fair. Wall mounted fixture. Exterior fixture does not operate at random locations. Bad bulb(s)?
153a	Interior fixtures	Satisfactory. Wall mounted fixture; Ceiling mounted fixture.
154	Smoke alarms	Safety Issue. Hard wired with battery backup. Located at the dining room, hall areas and each bedroom. Some smoke alarm(s) are chirping, indicating low battery power. Replace batteries as needed to help ensure proper fire safety. Batteries should be replaced yearly to help ensure proper operation of the smoke alarm system and fire safety. Missing smoke alarm(s) at master bedroom hall area. Install smoke alarm for additional fire safety. Recommend evaluation and repair as needed by a qualified repair person/electrician.
155	Ceiling fans.	Satisfactory. Ceiling mounted fan. Located at rear porch/patio, master bedroom, right rear bedroom and dining room.

Interior

Step #	Component	Comments
170	Doors	Fair. Two panel PCM; Kwikset locks. Clean and lubricate locksets for easier operation. Missing lockset at kitchen pantry door - install lockset. Install/adjust/repair door stoppers to help prevent damage to walls and doors. Recommend evaluation and repair as needed by a qualified repair person.

171	Windows	Safety Issue. Horizontal sliders; Fixed sash; White colored windows; Dual glazed glass. Cleaning and waxing of window rails will help ease operation of windows. Cracked pane(s) observed at dining room. Replace broken glass to help prevent injury. Recommend evaluation of all windows and repair/replacement as needed by a qualified window repair company.
172	Walls	Poor. Textured drywall. Recently painted. Paint may obscure some defects. Typical cracks, marks, door knob holes, etc. were observed at walls. Recommend a qualified repair person evaluate and repair prior to re-painting.
173	Ceilings	Satisfactory. Textured drywall. Recently painted. Paint may obscure some defects.
174	Floors	Poor. Ceramic tile; Vinyl/sheet goods; Carpet. Observed cracked ceramic tiles at right front bedroom doorway at hall. Recommend evaluation and repair as needed by a qualified flooring company.
176	Closets	Fair. Doors; Shelves and clothes bars. Some sliding closet doors are not installed to hang square at the closet door opening. Adjust these doors. Recommend evaluation and repair as needed by a qualified repair person.
177	Other	Satisfactory. Door bell operated.