

# Home Inspection Report



Sample report

Report Prepared For:  
Client

Report Prepared By:  
Cheryl Vowell

April 2, 2004



 **Garibaldi**  
Home Inspections

## TABLE of CONTENTS

TABLE of CONTENTS .....	2	PLUMBING SYSTEM .....	8
SUMMARY OF DEFICIENCIES .....	3	ELECTRICAL SYSTEM.....	9
ELECTRICAL SYSTEM.....	3	HEATING SYSTEM .....	10
HEATING SYSTEM.....	3	AIR CONDITIONING SYSTEM .....	11
AIR CONDITIONING SYSTEM .....	3	INTERIOR.....	11
INTERIOR .....	3	INSULATION AND VENTILATION .....	122
GENERAL INFORMATION .....	4	APPLIANCE INFORMATION.....	13
STRUCTURAL COMPONENTS.....	6		
EXTERIOR .....	6		
ROOF SYSTEM.....	7		

## **SUMMARY OF DEFICIENCIES**

Note: This analysis is not meant to be technically exhaustive but rather to highlight areas where repairs are needed or areas of long-term future concern relating to maintenance and operation.

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report that they may have concerns about.

Further, the Summary is not a substitute for reading and understanding the complete report.

### **ELECTRICAL SYSTEM**

Smoke alarms were found in the building, but they were not installed. It appears they were removed for painting. We recommend installing the alarms before occupying the home.

### **HEATING SYSTEM**

Heating unit was not checked for heating function due to time of year and potential for damage if switched from cooling to heat and then back again.

### **AIR CONDITIONING SYSTEM**

The insulation on the AC line from the compressor unit to the home is cracked and missing in places, this insulation needs replacing.

### **INTERIOR**

The door in the master bathroom (linen closet) is missing the latch. Recommend repair as appropriate.

In summary, the residence is typical of a number of similar vintage and style dwellings. The residence is standing up well and requires attention to a typical number of maintenance items.

## GENERAL INFORMATION

**PROPERTY LOCATION:**

Sample report  
Phoenix, AZ

**CLIENT(s):**

Name

**INSPECTION DATE:**

April 2, 2004

**BUYER'S AGENT:**

agent

**REPORT DATE:**

April 2, 2004

**LISTING AGENT:**

agent

**PREPARED BY:**

Cheryl Vowell  
AZ State License # 42037

**COMPANY:**

Garibaldi Home Services  
PO Box 13424  
Mesa, Arizona 85216  
Phone: 480-232-1875  
FAX: 480-354-1063  
Email: [cheryl@garibaldihomeservices.com](mailto:cheryl@garibaldihomeservices.com)  
Web Site: [www.garibaldihomeservices.com](http://www.garibaldihomeservices.com)

The inspection of the property located at sample, Phoenix, AZ, was conducted April 2, 2004. The residence was empty and vacant at the time of the inspection. The temperature was approximately 90 degrees and it was sunny.

The building is approximately 1.5 years old, constructed about 2003. The home is approximately 1655 Sq. Ft. The entrance of the home faces west.

## PURPOSE AND SCOPE

---

*It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.*

*This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the National Association of Certified Home Inspectors (NACHI). As such, our inspectors inspect the readily accessible and installed components and systems of a home as outlined below:*

*This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the NACHI standards are present but are not inspected, the reason the item was not inspected is reported as well.*

## **EXCLUSIONS AND LIMITATIONS**

---

*The NACHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.*

*Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.*

*Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.*

*We DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.*

*Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the NACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.*

*Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the NACHI Standards of Practice.*

*Our inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.*

*We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.*

**NO WARRANTY.** The inspection and resulting report are not intended as a guaranty, warranty, or insurance policy. Garibaldi Home Services makes no express or implied guaranties or warranties regarding the adequacy, performance, or condition of any structure, item, or system, or the continued operation of any item or system, and hereby disclaims any and all warranties.

## **STRUCTURAL COMPONENTS**

The structure section describes the basic characteristics of the house. Some observations of certain areas of the structure, such as crawlspace and attic conditions, have been documented elsewhere in this report so it is important that the client read the entire report, in order to have the best understanding of this home current condition.

The residence is a one story detached, wood frame, single-family dwelling. It has three bedrooms, one kitchen, two bathrooms and no basement. Concrete slab on grade. The roof is a manufactured truss assembly. The truss chords are 2 by 4 on 24-inch centers sheathed with oriented strand board (OSB). The ceiling joist chords are 2 by 4 on 24-inch centers.

The attic was inspected using a trouble light. The attic access location was a ceiling hatch in the laundry room.

## **EXTERIOR**

The exterior cladding consists of stucco. The exterior entry doors are a combination of sliding glass and fiberglass, solid core units. The eaves consist of open overhangs with vented frieze blocking.

The lot is relatively flat.

There is a concrete block fence that encloses the yard. There is concrete patio rear of the residence. The driveway is concrete. The walkways are concrete.

Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

The door to the rear of the structure is a sliding glass unit.

Sliding glass doors typically do not have dead bolt locks. Sliding door securing mechanisms that function comparable to dead bolts are available at most home improvement or hardware stores.

At least once a year, the client should carefully inspect the exterior walls for cracks, deterioration or staining caused by machinery, weather, roof leaks, overfull gutters, trees or ice and have the cladding touched up or repaired by appropriate contractors. Terminations around trim, doors and windows should be carefully examined to ensure the cladding is weather-tight and weeps at the base of the walls should be kept free of soil and debris. Trim around doors and windows should be examined, refastened, repaired, re-caulked and touched up where necessary.

## ROOF SYSTEM

The roof inspection was accomplished by walking the roof. Unless noted otherwise, the inspection included the covering, penetration seals, skylights (if present) and flashing.



The roofing inspection was conducted from the roof. The roofing materials are concrete tile roofing. A concrete tile roof consists of preformed, interlocking tiles that are cast from concrete and fastened to the substrate with metal clips or by either nailing or screwing. Concrete roofs are very durable, but care must be taken when walking on them as stepping onto tiles at the wrong location can crack them. These roofs can be badly damaged by moss growth that is left unchecked, but when properly cared for have an expected service life in excess of 50 years.

The building does not have any gutters. This may result in moisture damage to, or cause unsightly mud spattering of, the exterior siding. It is recommended that gutters be installed.

The roof system flashings consist of galvanized steel and were found at the roof valleys and the roof to wall intersections.

The roof appears to be in good condition. Only routine maintenance is recommended.

Please note: The condition of roof felt paper or membranes below roof tiles, shingles, or wood shakes is unknown and cannot be inspected without possible damage to the roof coverings. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antennas, solar systems, and other

attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

No skylights were observed on this home.

## PLUMBING SYSTEM

All faucets inside and outside the home were operated and checked for cross installation and all drains were checked for flow. No defects were found except as noted.

The plumbing system is connected to a municipal supply and waste system. The service pipe to the house is 1-inch copper pipe. Supply plumbing is 1/2-inch copper pipe. The main water entry shutoff is located on the southern exterior of the building.

The drain/waste plumbing is schedule 40 ABS plastic pipe. Vent plumbing is schedule 40 ABS plastic pipe. The main waste clean-out is located on the northern exterior of the building.

Hot water for the residence is provided by a conventional storage tank with 50 gallons of capacity. The energy source for the water heater is electricity. The water heater date of manufacture is 6/2003. The water heater is located in the garage. The water heater is located in the Garage.



We examined, as closely as possible, all visible and accessible plumbing supply and waste components in this home and did not find any readily evident deficiencies. This is not a guarantee that the plumbing of the home is defect-free, as there are portions of the plumbing that were concealed from view and are inaccessible for inspection purposes.

When reference is made to the type of plumbing, the comment relies on a visual observation. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the wall and it has been confirmed that no plastic piping is present in the attic where most plastic or galvanized piping is usually routed. Further, by tugging on protruding piping, copper will be immobile while plastic, with copper protruding from the wall; will noticeably move due to not being secured inside the wall.

## ELECTRICAL SYSTEM

Electrical service to the home is via underground service lateral. The service entrance conductors were not viewable. The electrical meter is located on the North side of the residence. The service grounding electrode conductor is a stranded copper ground located on the ufer ground. The main disconnect is a 200 amp breaker type located inside the service entrance panel. The main service entrance panel is located in the North side of the residence. The final service rating is 200 amps. The main service panel appears to have some room for future upgrades or additions to the system.



The branch wiring is non-metallic sheathed cable (romex) type. It is copper wiring.

A representative number of fixtures, electrical outlets and switches were tested. A representative number of the electrical receptacles in this home were tested and found to have the correct polarity and grounding.

Ground fault circuit interrupters (GFCI) are installed in the building. GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

Smoke alarms were found in the building, but not installed. It is recommended that the alarms be installed before the home is occupied.



The Fire Code requires alarms in all hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens. The smoke alarms were tested and some were found to be not working. Further investigation by a licensed electrician is recommended.

The inspection of smoke alarms is not required by the State of Arizona. Inspection of alarms consists of testing the individual alarm by depressing the test button to determine if the alarm will sound. The sounding of the alarm is no guarantee that the alarm will work in a real fire scenario. The only way to

accurately test the alarm is by the introduction of smoke next to the alarm. Due to the damage that can be caused, no smoke was introduced in the test. If the client wishes to test the alarms further, they do so at their own risk.

The Fire Code requires alarms in all hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens. The inspection of smoke alarms is not required by the State of Arizona. Inspection of alarms consists of testing the individual alarm by depressing the test button to determine if the alarm will sound. The sounding of the alarm is no guarantee that the alarm will work in a real fire scenario. The only way to accurately test the alarm is by the introduction of smoke next to the alarm. Due to the damage that can be caused, no smoke was introduced in the test. If the client wishes to test the alarms further, they do so at their own risk.

## HEATING SYSTEM

An electric forced air furnace provides heat to the residence.

MAKE: Goodman  
MODEL: AR61-1  
SERIAL: 0304446902



The heating system is located in the attic and was accessed by entering through an attic hatch. No inspection tag was found on the heating system at the time of the inspection. The electrical safety switch for the heating system is located at the furnace unit. The thermostat for the system is a programmable type and is located in the main floor hall. It is recommended that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

The ductwork for the heating system consists of flexible, insulated, polyethylene ducts with polyethylene return ducting. The filter(s) for this system can be found at the return air intake grill(s).

The heating system meets the rough heating requirement calculation for this home.

Heating unit was not checked for heating function due to time of year and potential for damage if switched from cooling to heat and then back again.

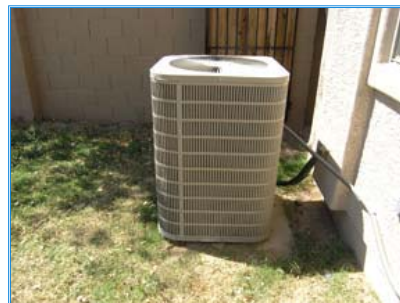
All rooms were checked for a heat source (delivery register) with no defects noted.

## AIR CONDITIONING SYSTEM

In accordance with the standards of practice of our professional association, we inspect only installed air conditioning units. We are required to operate the system using normal controls and to describe the energy source and distinguishing characteristics in our report. We are not required to determine whether the system is adequately sized for the home, pressure-test the system or inspect for leaking refrigerant, program digital thermostats or controls or operate the setback features of thermostats or controls.

A central air conditioning system provides air conditioning for the residence. The energy source is electricity. The disconnect switch for the heat pump is mounted within 50ft. and in sight of the unit.

MAKE: Goodman  
MODEL: CPLJ48-1  
SERIAL: 0304491840



The compressor unit is located at east side of the home. The ductwork for the heating system consists of flexible, insulated, polyethylene ducts with polyethylene return ducting. The filter is at the return air intake grill(s).

As exterior temperature at the time of the inspection was 60°F or above, this system was tested using normal controls.

The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. This system is operating within specified temperature limits.

We recommend that heating and cooling system be cleaned and serviced seasonally.

The insulation on the AC line from the compressor unit to the home is cracked and missing in places, this insulation needs replacing.

All rooms were checked for cooling source (delivery register) with no defects noted.



## INTERIOR

The interior wall and ceiling surfaces are conventional drywall. The primary floor coverings are wall-to-wall carpet, sheet vinyl and tile. The bathroom flooring is sheet vinyl. The kitchen flooring material is vinyl flooring.

The kitchen countertops are laminate. The kitchen cabinets are face frame. The bathroom countertops are cultured marble. The bathroom cabinets are face frame.

Most interior doors are hollow core wood panel. The windows are aluminum sash double glazed units. The garage doors are metal, sectional rollup style units. The overhead garage doors are opened and closed with an automatic door opener mechanism. The pedestrian door between the garage and the house is fire rated, fitted with tight fitting weather-strip gaskets and a self-closing hinge, as required by code.

Condition of floor under furnishings and appliances is unknown.

The door in the master bathroom (linen closet) is missing the latch. Recommend repair as appropriate.



## INSULATION AND VENTILATION

The building has one attic space. The buildings attic space is accessible from the laundry room. The main attic section is insulated with 9" +/- of fiberglass batts. This roof/attic configuration uses passive ventilation and has fascia intake vents that allow air to enter the attic via narrow openings concealed behind the fascia and frieze boards. There are louvered vents used at the gable ends of this attic as exhaust vents. These vents enable heated air in the attic to exhaust from either end of the building.

Because the wall cavities were concealed behind finished surfaces, the type/thickness of insulation used in the walls cannot be determined and it cannot be verified whether any sort of vapor barrier exists.

The laundry exhaust vent is excluded from this inspection. Because the vent was blocked by an installed dryer, the dryer exhaust vent was not visible. The vent was checked at the exit point on the roof and no problems were found. We recommend cleaning the laundry exhaust vent as needed to prevent lent build up.

This concludes the inspection report. Please feel free to contact me with any questions or comments you may have.

Yours truly,

Cheryl Vowell

## Appliance Information

*Please note: The appliances listed below were not inspected (unless otherwise noted in the inspection report) we have provided the model and serial numbers for your future reference.*

### Dishwasher

Frigidaire

Model: MDB202RBW0

SN: TH60319684

### Oven

Whirlpool

Model: RF302BXXW

SN: RP2925333

### Refrigerator

GE Hotpoint

Model: HTR16ABSERWWW

SN: LH782352

### Air Conditioner

Goodman

Model: CPLJ48-1

SN: 0304491840

### Heater

Goodman

Model: AR61-1

SN: 0304446902

### Water Heater

Rheem

Model: 81V52DC

SN: RH0603212386

### Washing Machine

Whirlpool

Model: LA5668XSWO

SN: C73314690

### Clothes Dryer

Whirlpool

Model: LE6880XSW1

SN: M73003238