



Assured Quality Inspections LLC

P.O. Box 40155 Mesa, AZ 85274

480.229.9198



Home Inspection Report

Prepared for

Phil and Sally Beyers

Inspection address:

6807 E Haveahome Ave.
Florence, AZ 85232

Inspection date:

8/11/2009

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the Inspection Company.

INSPECTION AGREEMENT

(Please read carefully)

THIS AGREEMENT is made and entered into by and between Assured Quality Inspections, referred to as "Inspector", and Phil and Sally Beyers as "Clients".

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay the sum of **\$285.00** for the inspection of the "Properties", being the residence, commercial space, garage or carport, if applicable, located at **6807 E Haveahome Ave., Florence, AZ 85232**.
2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of readily accessible installed systems and components of the property existing at the time of the inspection. Latent concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the "Arizona Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated reference herein. If the state where the inspection is performed imposes more stringent standards or administrative rule, then those state standards shall define the standard of duty and the conditions, limitations and exclusions of inspection.
4. The parties understand and agree that the Inspector and its employees and its agents assume no liability responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The client further agrees that the Inspector is liable only up to the cost of the inspection.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest the family.
7. This Agreement, including the terms and conditions on the next page, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Arizona, and if that state's laws or regulations are more stringent than the forms of the agreement, the state law or rule shall govern.
8. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind nor does it determine whether the property is insurable.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. If state regulations apply; this report adheres to the Arizona Standards, which is available upon request.

Client Signature: _____ Date: 8/11/2009 Day: Tuesday
Client Signature: _____ Date: _____ Time: _____
Street Address: 6807 E Haveahome Ave. Buyer Present:
City/State/Zip: Florence, AZ 85232 Yes No X
Agent present: Yes X No Agent's Name: Terry Strothers
Inspector's Signature _____ Date: 8/11/2009
Inspector's Address P.O. Box 40155 License/Certification # 41589
City/State/Zip Mesa, AZ 85274
Client agrees to release reports to REALTOR® Yes X No _____

ADDITIONAL TERMS, CONDITIONS AND LIMITATIONS

9. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc.); underground storage tanks, energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; heating systems accessories; solar heating systems; heat exchangers; sprinkling systems; water softener or purification systems; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes and covenants and manufacturer specifications, recalls, EIFS. Client understands that these systems, items and conditions are excepted from this inspection. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represent an inspection.

What Assured Quality Inspections provides is a conscientious but essentially visual inspection, recommendations for appropriate specialist service and any consultation that may be necessary. In return, and in consideration of the fee, you are agreeing to the following specific stipulations that you must acknowledge with your initials, as follows:

Initials: _____ I agree that Assured Quality Inspections, LLC may report on suspicious stains or moisture damage, but that they are not licensed to inspect for mold or fungi.

Initials: _____ I agree that any recommendations that Assured Quality Inspections, LLC may make for service, a second opinion, or permit research involving any component or condition should be completed and documented as soon as possible, and that Assured Quality Inspections, LLC will be held harmless for any subsequently alleged deficiencies.

Initials: _____ I agree to hold Assured Quality Inspections, LLC harmless for any defects that are alleged or which should have been discovered beyond a period of two full years from the close of escrow. However, should a dispute arise during this period related to the inspection and report, or the interpretation thereof, that I will only undertake emergency measures and will not alter, repair, replace, correct, or modify any disputed component or condition without first giving the representatives of Assured Quality Inspections, LLC the right to re-inspect. Furthermore, I agree that I will first attempt to resolve any dispute informally. Should such an attempt fail, I agree to submit the dispute to binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services Incorporated, and that the decision of the appointed arbitrator shall be honored and binding on the parties and entered in any Court of competent jurisdiction.

Initials: _____ I agree that should I initiate either arbitration or a court action without first attempting mediations that I shall not be entitled to recover attorney's fees and costs that might otherwise be awarded to me through arbitration or a court action.

Initials: _____ I agree that if any portion of this agreement is judged to be invalid or unenforceable by any court or arbitrator that the remaining terms and conditions shall remain in effect and binding between the parties.

DEFINITIONS

1. Apparent Condition: Systems and components are rated as follows:

A Acceptable – Functional with no obvious signs of defect.

NP Not Present – Item not present or not found.

NI Not Inspected – Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

M Marginal – Item is not fully functional and requires repair or servicing.

D Defective – Item needs immediate repair or replacement. It is unable to perform its intended function.

2. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.

3. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

Entire home Exterior Surface Type: Stucco Typical settling cracks at corners of windows throughout home. Particularly at NW and Master bedroom windows. Shrinkage cracks usually form during the buildings first year and are not structurally significant. Recommend review with further evaluation of stucco exterior for repairs/patching as needed by a licensed and bonded contractor to prevent moisture penetration with resulting potential damage.



Window Screens: Vinyl mesh Frame to window screen at master bedroom is bent and will need repair. Recommend review with further evaluation by licensed contractor for repair/replacement.



Roof

Entire home Roof Surface Material: Concrete tile & Asphalt shingle One cracked roofing tile and one slipped tile with cracked mortar cap were found on the roof. Broken tiles allow the felt underlayment to be exposed to damaging ultraviolet sunlight and storm water penetration. A qualified licensed roofing contractor should be engaged to replace the damaged tiles and to evaluate and, repair as needed, the membrane roofing under the damaged tiles.



Garage/Carport

N.W. side of home Garage Garage Doors: Metal Although the garage doors do function, there is a bent panel and cross member that pops when the door is closed. Recommend a licensed and bonded garage door contractor review and provide further evaluation for repair/replacement.



N.W. side of home Garage Service Doors: Fire rated, self closing Self closing door does not fully self close and latch. Recommend licensed contractor adjust self closing hinges so that it fully closes and latches for fire safety precautions.



Marginal Summary (Continued)

Electrical

Smoke Detectors: Present throughout home. Inoperative smoke detector in master bedroom. Recommend replacing batteries and/or further evaluation by a fire alarm certified licensed electrician to ensure it is wired properly.

Air Conditioning

Blower Fan/Filters: Not installed Recommend installing and changing filter every 30 days for improved efficiency and air quality.

Heating System

Roof Heating System Blower Fan/Filter: Not installed Same as comments at "Blower Fan/Filter" at "Air Conditioning" component.

Bathroom

Master Bathroom Doors: Wood Door does not latch at door jamb strike plate. Recommend licensed door contractor review and provide further evaluation for repair/adjustment as needed.

Master Bathroom Tub/Surround: Fiberglass tub and fiberglass surround The tub faucet does not extend past the lip/edge of the tub allowing water to back up on tub edge. Recommend licensed plumber review with further evaluation for repair.



Laundry Room/Area

Garage/house entry Laundry Room/Area Washer and Dryer Electrical: 120-240 VAC Evidence of charring at open faced 30 amp electrical receptacle for dryer. Electrical receptacle is functional and does have power. Recommend review with further evaluation by a licensed and bonded electrician for repairs as needed.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

Door Bell: Not functional. Recommend licensed and bonded electrician review with further evaluation for repairs as needed.

Attic

Garage and Hallway Attic Attic Scuttle Hole Cover: None installed Recommend review by a licensed contractor for installation of fire rated cover to attic access to meet fire barrier/safety requirements.



Bathroom

Master Bathroom Toilets: Mansfield The toilet will not flush due to the toilet's tank clapper handle/assembly being broken. Cover to the tank is also missing. Recommend review with further evaluation for repairs as needed by a licensed and bonded plumber.



Kitchen

Main Kitchen Dishwasher: General Electric Dishwasher did not have power and appears to not be fully installed. Dishwasher is not bolted/secured to cabinetry. Recommend further evaluation by a licensed and bonded appliance contractor/plumber for repairs and installation as needed.

Bedroom

N.E. Bedroom Doors: Wood Missing door to NE bedroom. Door appears to be in garage with missing hardware. Recommend licensed contractor review and provide further evaluation for installation of appropriate door.



View of main electrical service entry breaker panel at west exterior.



View of main electrical service entry breaker panel wiring.



View of typical cracking in stucco at exterior window to NW bedroom.



View of cracking in stucco at south facing window to master bedroom.



View of cracked tile at west facing roof slope next to asphalt shingle roof to AC/Heat pump.



View of slipped tile and cracked mortar cap next to asphalt shingle roof to AC/Heat pump.



View of AC/Heat pump at west roof slope.



View of electric water heater in garage.



View evidence of charring at open faced 30 amp electrical receptacle for dryer.



View of bowed panel and cross member to garage door.



View of attic facing north gable vent.



View of attic facing east from access.



View of attic facing south towards cathedral ceiling pony wall.



View of house attic facing south through west roof slope truss system.



View of house attic facing SE at insulation measure.



View of house attic facing south through central roof truss system.



View of attic access with missing cover.



View of master bathroom toilet with broken clapper handle and missing tank cover.



View of master bathroom tub faucet not extending past the lip/edge of the tub.



View of bent screen frame to master bedroom.



View of missing door to NE bedroom.



View of flat patio roof.



View of garage service door to home not fully self-closing and latching.

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not functioning to standards and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function or poses a safety risk.

General Information

Property Information

Property Address 6807 E Haveahome Ave.
City Florence **State** AZ **Zip** 85232-
Contact Name Terry Strothers
Phone (602)705-8919 **Fax** () -

Client Information

Client Name Phil and Sally Beyers
Client Address 6807 E Haveahome Ave.
City Florence **State** AZ **Zip** 85232-
Phone () - **Fax** () -
E-Mail pbeyers@yahoo.net

Inspection Company

Inspector Name Alberto L. Evans
Company Name Assured Quality Inspections, LLC
Company Address PO Box 40155
City Mesa **State** AZ **Zip** 85274
Phone 480-229-9198 **Fax** N/A
E-Mail inspector@myaqi.com
File Number 081109A
Amount Received \$285

Conditions

Others Present None **Property Occupied** No
Estimated Age 5 years **Entrance Faces** North
Inspection Date 08/11/2009
Start Time 9:00 am **End Time** 11:30 am
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 95 Degrees
Weather Partly cloudy **Soil Conditions** Dry
Space Below Grade None
Building Type Single family **Garage** Attached
Sewage Disposal Private **How Verified** Multiple Listing Service
Water Source Private Water Company **How Verified** Multiple Listing Service

Lots and Grounds

- | | A | NP | NI | M | D | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walks: Concrete |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steps/Stoops: Concrete |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio: Concrete |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Porch: Concrete |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vegetation: Acceptable |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grading: Satisfactory |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway: Concrete |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fences: Block and iron |

Exterior Surface and Components

Please Note: Screens, safety glazing, shutters, seasonal accessories, outbuildings, recreational facilities, fences, soil and geological conditions are not required to be observed by inspectors. Moisture and air infiltration through, around, and between door and window frames and glass is not part of this inspection. Building improvement setbacks to property lines or easements are not part of this inspection.

A NP NI M D Entire home Exterior Surface

1. **Type:** Stucco Typical settling cracks at corners of windows throughout home. Particularly at NW and Master bedroom windows. Shrinkage cracks usually form during the buildings first year and are not structurally significant. Recommend review with further evaluation of stucco exterior for repairs/patching as needed by a licensed and bonded contractor to prevent moisture penetration with resulting potential damage.



2. **Door Bell:** Not functional. Recommend licensed and bonded electrician review with further evaluation for repairs as needed.
3. **Entry Doors:** Fiberglass entry door with peep hole.
4. **Patio Door:** Metal/Glass sliding patio door
5. **Windows:** Vinyl slider
6. **Window Screens:** Vinyl mesh Frame to window screen at master bedroom is bent and will need repair. Recommend review with further evaluation by licensed contractor for repair/replacement.



7. **Exterior Lighting:** Surface mounted lamps front and rear
8. **Exterior Electric Outlets:** 110 VAC GFCI GFCI reset located in garage.
9. **Hose Bibs:** Rotary

Roof

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 this report. No guarantee or warranty is made by this inspection whether the roof leaks at the time of inspection or is subject to future leaking.

A NP NI M D

Entire home Roof Surface

1. Method of Inspection: On roof

2. **Material:** Concrete tile & Asphalt shingle **One cracked roofing tile and one slipped tile with cracked mortar cap were found on the roof. Broken tiles allow the felt underlayment to be exposed to damaging ultraviolet sunlight and storm water penetration. A qualified licensed roofing contractor should be engaged to replace the damaged tiles and to evaluate and, repair as needed, the membrane roofing under the damaged tiles.**



3. Type: Gable

4. Approx Age: 4 years

Patio Roof Surface

5. Method of Inspection: Ladder at eaves

6. **Material:** Rolled roof material

7. Type: Flat

8. Approx Age: 4 years

9. **Flashing:** Galvanized

10. **Plumbing Vents:** PVC

Garage/Carport

A NP NI M D

N.W. side of home Garage

1. Type of Structure: Attached **Car Spaces:** 2

2. **Garage Doors:** Metal **Although the garage doors do function, there is a bent panel and cross member that pops when the door is closed. Recommend a licensed and bonded garage door contractor review and provide further evaluation for repair/replacement.**



3. **Door Operation:** Mechanized

4. **Door Opener:** Genie

5. **Exterior Surface:** Stucco

6. **Roof:** Concrete tile

7. **Roof Structure:** Same as home.

Garage/Carport (Continued)

8. **Service Doors:** Fire rated, self closing **Self closing door does not fully self close and latch. Recommend licensed contractor adjust self closing hinges so that it fully closes and latches for fire safety precautions.**



9. **Ceiling:** Painted
10. **Walls:** Painted frame wall
11. **Floor/Foundation:** Post Tension Slab **Evidence of typical surface cracking of post-tensioned slab. Not structural in nature.**
12. **Electrical:** 110 VAC GFCI

Electrical

Please note: A representative number of switches and receptacles that are readily accessible are tested. Inspectors are required to observe but not determine adequacy of electrical panels and current capacity - not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected.

A NP NI M D

1. **Service Size Amps:** 200 **Volts:** 220 VAC
2. **Service:** Not visible
3. **120 VAC Branch Circuits:** Copper
4. **240 VAC Branch Circuits:** Copper
5. **Aluminum Wiring:** Not present
6. **Conductor Type:** Romex
7. **GFCI:** At GFCI receptacles only
8. **Ground:** Appears to be grounded. **Unable to see/confirm grounding due to methods of construction & underground service entry. Grounding cable apparent in service panel.**
9. **Smoke Detectors:** Present throughout home. **Inoperative smoke detector in master bedroom. Recommend replacing batteries and/or further evaluation by a fire alarm certified licensed electrician to ensure it is wired properly.**

West exterior Electric Panel

10. **Manufacturer:** Square D
11. **Max Capacity:** 200 Amps
12. **Main Breaker Size:** 200 Amps
13. **Breakers:** CU/AL & AFCI
14. **Is the panel bonded?** Yes No

Structure

A NP NI M D

1. **Structure Type:** Frame/Wood construction
2. **Foundation:** Post Tensioned Slab
3. **Differential Movement:** No movement or displacement noted

Attic

A NP NI M D

Garage and Hallway Attic

1. **Method of Inspection:** In the attic
2. **Unable to Inspect:** 30% Cathedral ceiling with no crawl space. Unable to safely crawl through attic without damage to property and self.
3. **Attic Scuttle Hole Cover:** None installed Recommend review by a licensed contractor for installation of fire rated cover to attic access to meet fire barrier/safety requirements.



4. **Roof Framing:** Wood Truss
5. **Sheathing:** Oriented strand board
6. **Ventilation:** Gable & roof vents
7. **Insulation:** Blown in cellulose & batts
8. **Insulation Depth:** 8-16"
9. **Vapor Barrier:** Not visible
10. **Moisture Penetration:** Not present
11. **Bathroom Fan Venting:** Electric fan

Air Conditioning

A NP NI M D

Roof AC System

1. **A/C System Operation:** Functional with good split
2. **Condensate Removal:** PVC to exterior
3. **Exterior Unit:** Lennox
4. **Model Number:** 10CHP036-3PC **Serial Number:** 1604F05542
5. **Area Served:** Entire home **Approximate Age:** 5 Years
6. **Fuel Type:** Electrical **Temperature Differential:** 20 Degrees
7. **Type:** Central A/C **Capacity:** 3 Ton
8. **Visible Coil:** Copper core with aluminum fins
9. **Electrical Disconnect:** Pull out disconnect
10. **Exposed Ductwork:** Metal
11. **Blower Fan/Filters:** Not installed Recommend installing and changing filter every 30 days for improved efficiency and air quality.
12. **Thermostats:** Non-Programmable

Heating System

Please note: Inspectors are not required to observe humidifiers, electronic filters, interior of flues, adequacy or uniformity of air supply to various rooms, or operate systems that have been shut down or when weather conditions may cause damage to the equipment. This inspection does not include heat exchangers, which may or may not have cracks or holes. If this is of concern, a licensed heating contractor should investigate.

A NP NI M D

Roof Heating System

1. **Heating System Operation:** Not operated Due to outside temperature >70, did not run heating unit. Cooling system was run with good temperature split at all registers. Same system so heating should be fine as well.
2. **Manufacturer:** Lennox
3. **Model Number:** 10CHP036-3PC **Serial Number:** 1604F05542
4. **Type:** Heat pump **Capacity:** Unknown
5. **Area Served:** Entire home **Approximate Age:** 5 Years
6. **Fuel Type:** Electric
7. **Blower Fan/Filter:** Not installed Same as comments at "Blower Fan/Filter" at "Air Conditioning" component.
8. **Distribution:** Insulflex duct
9. **Controls:** Pullout disconnect
10. **Thermostats:** Non-Programmable

Plumbing

Please note: Inspectors are not required to determine source of water supply, operate any valve except water closet flush valves, fixture faucets, and hose bibs. Solar systems, septic systems, wells, filters, conditioners, yard landscape watering systems, and fire sprinklers are not a part of this inspection.

Note: Water heaters manufactured between 1993 and 1997 may have defective "dip tubes" which can cause water flow problems. If this is of concern to the buyer, a licensed plumber should investigate and correct.

A NP NI M D

1. **Service Line:** Copper
2. **Main Water Shutoff:** N.W. Exterior
3. **Service Caps:** Accessible

Garage Water Heater

4. **Water Heater Operation:** Functional at time of inspection
5. **Manufacturer:** Rheem
6. **Model Number:** 81MV52D **Serial Number:** 1203R02616
7. **Type:** Electric **Capacity:** 50 Gal.
8. **Approximate Age:** 6 years **Area Served:** Entire home
9. **TPRV and Drain Tube:** Copper

Bathroom

Please Note: Water stop valves and overflows are not checked. Fixtures and trim are checked for function only and not for cosmetic value.

A NP NI M D

Hallway Bathroom

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted frame wall |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Vinyl floor covering |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Wood |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC GFCI |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter/Cabinet: Manufactured stone and wood |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: Molded single bowl |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Satisfactory Functional flow and drainage. |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub/Surround: Fiberglass tub and fiberglass surround Functional flow and drainage. |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shower/Surround: Fiberglass tub and fiberglass surround Functional flow and drainage. |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: Mansfield Functional flow and drainage. |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating/AC system register |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric ventilation fan |

Master Bathroom

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted frame wall |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Vinyl floor covering |
| 17. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Doors: Wood Door does not latch at door jamb strike plate. Recommend licensed door contractor review and provide further evaluation for repair/adjustment as needed. |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Fixed dual pane |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC GFCI GFCI reset located in hallway bathroom. |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter/Cabinet: Manufactured stone and wood |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: Molded single bowl |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Satisfactory Functional flow and drainage. |
| 23. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Tub/Surround: Fiberglass tub and fiberglass surround The tub faucet does not extend past the lip/edge of the tub allowing water to back up on tub edge. Recommend licensed plumber review with further evaluation for repair. |



- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shower/Surround: Fiberglass pan and surround w\glass doors Functional flow and drainage. |
| 25. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Toilets: Mansfield The toilet will not flush due to the toilet's tank clapper handle/assembly being broken. Cover to the tank is also missing. Recommend review with further evaluation for repairs as needed by a licensed and bonded plumber. |



- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating/AC system register |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric ventilation fan |

Kitchen

A NP NI M D

Main Kitchen

- | | | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cooking Appliances: Whirlpool |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilator: Whirlpool |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Disposal: In-Sinkerator |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Dishwasher: General Electric Dishwasher did not have power and appears to not be fully installed. Dishwasher is not bolted/secured to cabinetry. Recommend further evaluation by a licensed and bonded appliance contractor/plumber for repairs and installation as needed. |
| 5. Air Gap Present? <input checked="" type="radio"/> Yes <input type="radio"/> No | | | | | | |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Microwave: Whirlpool |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink: Stainless Steel dual bowl |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC GFCI |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing/Fixtures: Satisfactory Functional flow and drainage. |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter Tops: Laminate |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cabinets: Wood |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted frame wall |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Vinyl floor covering |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl slider |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating/AC system register |

Bedroom

A NP NI M D

Master Bedroom

- | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Walk In |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted frame wall Evidence of patching at typical settling cracks and repair to bottom of drywall next to bathroom door. Not affecting structural integrity. |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Wood |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl slider |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating/AC system register |

N.W. Bedroom

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Double sliding door |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted frame wall |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Wood |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl slider |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating/AC system register |

N.E. Bedroom

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|------------------------------------|
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Double sliding door |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted frame wall |

Bedroom (Continued)

20. **Floor:** Carpet
21. **Doors:** Wood **Missing door to NE bedroom. Door appears to be in garage with missing hardware. Recommend licensed contractor review and provide further evaluation for installation of appropriate door.**
22. **Windows:** Vinyl slider
23. **Electrical:** 110 VAC
24. **HVAC Source:** Heating/AC system register

Living Space

A NP NI M D

Entry and Hallway Living Space

1. **Closet:** Linen closet
2. **Ceiling:** Painted
3. **Walls:** Painted frame wall **Typical settling cracks at wall/ceiling connection. Not affecting structural integrity.**
4. **Floor:** Vinyl floor covering
5. **Doors:** Fiberglass entry door with eye glass
6. **Electrical:** 110 VAC

Living Room Living Space

7. **Ceiling:** Painted
8. **Walls:** Painted frame wall **Typical settling cracks at wall/ceiling connection. Not affecting structural integrity.**
9. **Floor:** Carpet
10. **Windows:** Vinyl slider
11. **Electrical:** 110 VAC
12. **HVAC Source:** Heating/AC system register

Dining/Eating Area Living Space

13. **Ceiling:** Painted
14. **Walls:** Painted frame wall
15. **Floor:** Vinyl floor covering
16. **Doors:** Metal/glass sliding patio door
17. **Electrical:** 110 VAC
18. **HVAC Source:** Heating/AC system register

Laundry Room/Area

A NP NI M D

Garage/house entry Laundry Room/Area

1. **Ceiling:** Painted
2. **Walls:** Painted frame wall
3. **Floors:** Concrete
4. **Electrical:** 110 VAC
5. **Washer Hose Bib:** Ball
6. **Washer and Dryer Electrical:** 120-240 VAC Evidence of charring at open faced 30 amp electrical receptacle for dryer. Electrical receptacle is functional and does have power. Recommend review with further evaluation by a licensed and bonded electrician for repairs as needed.

7. **Dryer Vent:** Rigid metal
8. **Washer Drain:** Wall mounted drain



THE ARIZONA CHAPTER OF THE
AMERICAN SOCIETY OF HOME INSPECTORS, INC.®

STANDARDS OF PROFESSIONAL PRACTICE
For Arizona Home Inspectors

Adopted by AZ ASHI Effective January 1, 2002

The Arizona Standards of Practice are adopted from the American Society of Home Inspectors (ASHI) 1992 Standards of Practice, through the Arizona Chapter of the American Society of Home Inspectors, with Arizona made modifications and amendments. The Arizona Board of Technical Registration gratefully acknowledges the assistance and permission of the American Society of Home Inspectors, and the assistance of the Arizona Chapter of the American Society of Home Inspectors.

STANDARDS OF PROFESSIONAL PRACTICE

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[Glossary](#) NOTE: *Italicized* words are defined in the Glossary

1. INTRODUCTION

1.1 These Standards define the practice of Home Inspection in the State of Arizona.

1.2 These Standards of Practice

- A. provide inspection guidelines.
- B. make public the services provided by private fee-paid [inspectors](#).

2. PURPOSE AND SCOPE

2.1 Inspections performed to these Standards shall provide the [client](#) with a better understanding of the property conditions, as [observed](#) at the time of the inspection.

2.2 **Inspectors shall:**

- A. before the inspection report is delivered, enter into a written agreement with the [client](#) or their authorized agent that includes:
 - 1. the purpose of the inspection.
 - 2. the date of the inspection.
 - 3. the name address and certification number of the [inspector](#).
 - 4. the fee for services.
 - 5. a statement that the inspection is performed in accordance with these Standards.
 - 6. limitations or exclusions of [systems](#) or [components](#) inspected.
- B. [Observe readily accessible installed systems](#) and [components](#) listed in these Standards.
- C. submit a written report to the [client](#) which shall:
 - 1. [Describe systems](#) and [components](#) identified in sections 4-12 of these Standards.
 - 2. state which [systems](#) and [components](#) designated for inspection in these Standards have been inspected and any [systems](#) and [components](#) designated for inspection in these Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected.

3. state any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.

2.3 These Standards are not intended to limit *inspectors* from:

- A. reporting observations and conditions in addition to those required in Section 2.2.
- B. excluding systems and components from the inspection if requested by the client.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

- A. Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.
- B. These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

3.2 General exclusions:

- A. Inspectors are NOT required to report on:
 1. life expectancy of any component or system.
 2. the causes of the need for a major repair.
 3. the methods, materials and costs of corrections.
 4. the suitability of the property for any specialized use.
 5. compliance or non-compliance with applicable regulatory requirements.
 6. the market value of the property or its marketability.
 7. the advisability or inadvisability of purchase of the property.
 8. any component or system which was not observed.
 9. the presence or absence of pests such as wood damaging organisms, rodents, or insects.
 10. cosmetic items, underground items, or items not permanently installed.
- B. Inspectors are NOT required to:

1. offer warranties or guarantees of any kind.
2. calculate the strength, adequacy, or efficiency of any system or component.
3. enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons.
4. operate any system or component which is shut down or otherwise inoperable.
5. operate any system or component which does not respond to normal operating controls.
6. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.
7. determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, contaminants in soil, water, and air.
8. determine the effectiveness of any system installed to control or remove suspected hazardous substances.
9. predict future conditions, including but not limited to failure of components.
10. project operating costs of components.
11. evaluate acoustical characteristics of any system or component.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The *inspector* shall observe:

A. structural components including:

1. foundation.
2. floors.
3. walls.
4. columns.
5. ceilings.
6. roofs.

4.2 The *Inspector* shall:

- A. *describe* the type of:
 - 1. foundation.
 - 2. floor structure.
 - 3. wall structure.
 - 4. columns.
 - 5. ceiling structure.
 - 6. roof structure.
- B. probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.
- C. enter underfloor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.
- D. report the methods used to inspect underfloor crawl spaces and attics.
- E. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

5. SYSTEM: EXTERIOR

5.1 The *inspector* shall *observe*:

- A. wall cladding, flashings and trim.
- B. entryway doors and representative number of windows.
- C. garage door operators.
- D. decks, balconies, stoops, steps, areaways, and porches including railings.
- E. eaves, soffits and fascias.
- F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 The *inspector* shall:

- A. describe wall cladding materials.
- B. operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator.

- C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 The *inspector* is NOT required to observe:

- A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
- B. fences.
- C. [safety glazing](#).
- D. garage door operator remote control transmitters.
- E. geological conditions.
- F. soil conditions.
- G. [recreational facilities](#).
- H. outbuildings other than garages and carports.

6. SYSTEM: ROOFING

6.1 The *inspector* shall observe:

- A. roof coverings.
- B. [roof drainage systems](#).
- C. flashings.
- D. skylights, chimneys and roof penetrations.
- E. signs of leaks or abnormal condensation on building [components](#).

6.2 The *inspector* shall:

- A. [describe](#) the type of roof covering materials.
- B. report the methods used to inspect roofing.

6.3 The *inspector* is NOT required to:

- A. walk on the roofing.
- B. [observe](#) attached accessories including but not limited to solar [systems](#), antennae, and lightning arresters.

7. SYSTEM: PLUMBING

7.1 The *inspector* shall observe:

- A. interior water supply and distribution system including:
 - 1. piping materials, including supports and insulation.
 - 2. fixtures and faucets.
 - 3. functional flow.
 - 4. leaks.
 - 5. cross connections.
- B. interior drain, waste and vent system, including:
 - 1. traps; drain, waste, and vent piping; piping supports and pipe insulation.
 - 2. leaks.
 - 3. functional drainage.
- C. hot water systems including:
 - 1. water heating equipment.
 - 2. normal operating controls.
 - 3. automatic safety controls.
 - 4. chimneys, flues and vents.
- D. fuel storage and distribution systems including:
 - 1. interior fuel storage equipment, supply piping, venting and supports.
 - 2. leaks.
- E. sump pumps.

7.2 The *inspector* shall:

- A. describe:
 - 1. water supply and distribution piping materials.
 - 2. drain, waste and vent piping materials.
 - 3. water heating equipment.
- B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.

7.3 The *inspector* is NOT required to:

- A. state the effectiveness of anti-siphon devices.

- B. determine whether water supply and waste disposal systems are public or private.
- C. operate automatic safety controls.
- D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
- E. observe:
 - 1. water conditioning systems.
 - 2. fire and lawn sprinkler systems.
 - 3. on-site water supply quantity and quality.
 - 4. on-site waste disposal systems.
 - 5. foundation irrigation systems.
 - 6. spas, except as to functional flow and functional drainage.

8. SYSTEM: ELECTRICAL

8.1 The *inspector* shall *observe*:

- A. service entrance conductors.
- B. service equipment, grounding equipment, main overcurrent device, main and distribution panels.
- C. amperage and voltage ratings of the service.
- D. branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
- E. the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
- F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.
- G. the operation of ground fault circuit interrupters.

8.2 The *inspector* shall:

- A. describe:
 - 1. service amperage and voltage.
 - 2. service entry conductor materials.

3. service type as being overhead or underground.
 4. location of main and distribution panels.
- B. report any observed aluminum branch circuit wiring.

8.3 The *inspector* is NOT required to:

- A. insert any tool, probe or testing device inside the panels.
- B. test or operate any overcurrent device except ground fault interrupters.
- C. dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels.
- D. observe
 1. low voltage systems.
 2. smoke detectors.
 3. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

9. SYSTEM: HEATING

9.1 The *inspector* shall *observe*:

- A. permanently installed heating systems including:
 1. heating equipment.
 2. normal operating controls.
 3. automatic safety controls.
 4. chimneys, flues and vents.
 5. solid fuel heating devices.
 6. heat distribution systems including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
 7. the presence of an installed heat source in each room.

9.2 The *inspector* shall:

- A. describe:
 1. energy source.

2. heating equipment and distribution type.
- B. operate the [systems](#) using normal operating controls.
- C. open [readily openable access panels](#) provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The *inspector* is NOT required to:

- A. operate heating [systems](#) when weather conditions or other circumstances may cause equipment damage.
- B. operate [automatic safety controls](#).
- D. ignite or extinguish solid fuel fires.
- E. [observe](#):
 1. the interior of flues.
 2. fireplace insert flue connections.
 3. humidifiers.
 4. electronic air filters.
 5. the uniformity or adequacy of heat supply to the various rooms.

10. SYSTEM: CENTRAL AIR CONDITIONING

10.1 The *inspector* shall *observe*:

- A. [central air conditioning](#) including:
 1. cooling and air handling equipment.
 2. normal operating controls.
- B. distribution [systems](#) including:
 1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units.
 2. the presence of an [installed](#) cooling source in each room.

10.2 The *inspector* shall:

- A. [describe](#):
 1. energy sources.

2. cooling equipment type.
- B. operate the systems using normal operating controls.
- C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 The *inspector* is NOT required to:

- A. operate cooling systems when weather conditions or other circumstances may cause equipment damage.
- B. observe non-central air conditioners.
- C. observe the uniformity or adequacy of cool-air supply to the various rooms.

11. SYSTEM: INTERIORS

11.1 The *inspector* shall observe:

- A. walls, ceiling and floors.
- B. steps, stairways, balconies and railings.
- C. counters and a representative number of cabinets.
- D. a representative number of doors and windows.
- E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
- F. sumps.

11.2 The *inspector* shall:

- A. operate a representative number of primary windows and interior doors.
- B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3 The *inspector* is NOT required to observe:

- A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
- B. carpeting.
- C. draperies, blinds or other window treatments.

- D. household appliances.
- E. [recreational facilities](#) or another dwelling unit.

12. SYSTEM: INSULATION & VENTILATION

12.1 The *inspector* shall *observe*:

- A. insulation and vapor retarders in unfinished spaces.
- B. ventilation of attics and foundation areas.
- C. kitchen, bathroom, and laundry venting [systems](#).

12.2 The *inspector* shall *describe*:

- A. insulation and vapor retarders in unfinished spaces.
- B. absence of same in unfinished space at conditioned surfaces.

12.3 The *inspector* is NOT required to report on:

- A. concealed insulation and vapor retarders.
- B. venting equipment which is integral with household appliances.

GLOSSARY

Automatic Safety Controls:

Devices designated and [installed](#) to protect [systems](#) and [components](#) from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other [unsafe](#) conditions.

Central Air Conditioning:

A [system](#) which uses ducts to distribute cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

Client:

A customer who contracts with a home [inspector](#) for a home inspection.

Component:

A [readily accessible](#) and observable aspect of a [system](#), such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the [system](#).

Cross Connection:

Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations:

Situations which pose a threat of injury to the [inspector](#), and those situations that require the use of special protective clothing or safety equipment.

Describe:

Report in writing a [system](#) or [component](#) by its type, or other [observed](#) characteristics, to distinguish it from other [components](#) used for the same purpose.

Dismantle:

To take apart or remove any [component](#), device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

Engineering:

Any professional service or creative work requiring education, training, and experience and the application of special knowledge of the mathematical, physical and [engineering](#) sciences

Evaluation by Appropriate Persons:

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home [inspector](#).

Functional Drainage:

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow:

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Immediate Major Repair:

A [major defect](#), which if not quickly addressed, will be likely to do any of the following:

1. worsen appreciably
2. cause further damage
3. be a serious hazard to health and/or personal safety

Inspector:

A person certified as a home [inspector](#) by the Arizona Board of Technical Registration

Installed:

Attached or connected such that the [installed](#) item requires tools for removal.

Major Defect:

A system or component that is [unsafe](#) or not functioning

Normal Operating Controls:

Homeowner operated devices such as a thermostat, wall switch or safety switch.

Observe:

The act of making a visual examination of a [system](#) or [component](#) and reporting on its condition.

On-site Water Supply Quality:

Water quality is based on the bacterial, chemical, mineral and solids content of the water.

On-site Water Supply Quantity:

Water quantity is the rate of flow of water.

Primary Windows and Doors:

Windows and/or exterior doors which are designed to remain in their respective openings year round.

Readily Accessible

Available for visual inspection without requiring moving of personal property, [dismantling](#), destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel:

A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building [components](#).

Recreational Facilities:

Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

Representative Number:

For multiple identical [components](#) such as windows and electrical outlets, the inspection of one such [component](#) per room. For multiple identical exterior [components](#), the inspection of one such [component](#) on each side of the building.

Roof Drainage Systems:

Gutters, downspouts, leaders, splashblocks, and similar [components](#) used to carry water off a roof and away from a building.

Safety Glazing:

Tempered glass, laminated glass, or rigid plastic.

Shut Down:

A piece of equipment whose safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, or a [system](#) that cannot be operated by the device or control that a home owner should normally use to operate it.

Solid Fuel Heating Device:

Any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and

stoves, woodstoves (room heaters), central furnaces, and combinations of these devices.

Structural Component:

A [component](#) that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls, and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.

System:

A combination of interacting or interdependent [components](#), assembled to carry out one or more functions.

Technically Exhaustive:

An inspection is *technically exhaustive* when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or [engineering](#) findings, conclusions, and recommendations.

Underfloor Crawl Space:

The area within the confines of the foundation and between the ground and the underside of the lowest floor structural [component](#).

Unsafe:

A condition in a readily accessible, installed [system](#) or [component](#) which is judged to be a significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in adopted residential construction standards.